

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: October 15, 2025

Submitted By:

Staff

Agenda Item:

Discussion and possible action on an ordinance amending Chapter 107, Section 107-3 and adding Section 107-85 of the Rollingwood Code of Ordinances related to Playhouses and Playscapes

Description:

At the June 4, 2025, Planning and Zoning Commission Meeting, the Commission discussed the request of the City Council in which Commissioner Jerry Flemming suggested edits to the definition of playscape, adding “at grade level nor within 48” of grade’. He also made edits to the area of a playhouse, suggesting that the total area of a playhouse shall not exceed 100 square feet in a required rear yard, rather than the 120 square feet as the City Council draft ordinance showed.

Commissioner Jerry Flemming moved to approve the edits that he made, and Commissioner Genie Nyer seconded the motion. The motion carried with 4 in favor and 1 against (Tony Stein).

At the September 3, 2025, Planning and Zoning Commission meeting, the Commissioners discussed public comments included in the meeting packet regarding properties that have larger side yards on corner lots and how the drafted language needed some more clarification. The word ‘encroach’ would be better suited to replace ‘exceed’ in Sec. 107-85(d)(2). Additionally, the drafted ordinance did not mention anything about corner lots.

Commissioner Stein moved to recommend approval with the following changes:

- 1. Adjust the definition of Playhouse to include *which will not be supplied by utilities*;**
- 2. Adjust Sec. 107-85(d)(2) by swapping the word ‘exceed’ with ‘encroach’ to read: *The total area of the playhouse shall not encroach one hundred (100) square feet in a required rear yard and shall not encroach fifty (50) square feet in a required side yard*;**
- 3. Add (e) to Sec. 107-85 to read: *For corner lots, a playhouse exceeding more than six (6) feet in height and no taller than twelve (12) feet in height shall be allowed in both the required rear yard and required side yard so long as it is a minimum sixteen (16) feet from the curb and no greater than one hundred (100) square feet of surface area.***

Commissioner Bench seconded the motion. The motion carried with 6 in favor and 1 opposed (Brian Nash).

At the September 17, 2025, City Council meeting, the Council reviewed the draft ordinance along with the recommended changes from the Planning and Zoning Commission. Council Member Brown and Mayor Pro Tem Hudson agreed to refine the language and present the updated version at the next City Council meeting.

Action Requested:

Discuss and consider approval of the ordinance amending Chapter 107, Section 107-3 and adding Section 107-85 of the Rollingwood Code of Ordinances related to Playhouses and Playscapes.

Fiscal Impacts:

No significant fiscal impacts anticipated at this time.

Attachments:

- Redlined draft ordinance amending the zoning ordinance amending Chapter 107, Section 107-3 and adding Section 107-85 related to Playhouses and Playscapes