

# **AGENDA ITEM SUMMARY SHEET**

## **City of Rollingwood**

**Meeting Date: May 21, 2025**

**Submitted By:**

Staff

**Agenda Item:**

Discussion and possible action on a proposed ordinance amending Chapter 107 of the City of Rollingwood's code of ordinances related to residential building heights and height measurement

**Description:**

Following community surveys, analysis, and collaboration, the Comprehensive Residential Code Review Commission (CRCRC) recommended amendments and proposed ordinance language to the Planning and Zoning Commission for changes to the residential zoning code, regarding building height regulations and the methods used for measuring height.

To evaluate the proposed amendments and examine the practical application of the proposed ordinance language, the Planning and Zoning Commission collaborated with AlterStudio Architecture. The evaluation process included site analysis of the following properties: 2403 Bettis Boulevard, 5 Rock Way Cove, 4715 Timberline Drive, and 4902 Timberline Drive. Sam Alamo of AlterStudio presented the sites and various scenario examples to the Planning and Zoning Commission at its meetings on March 5, 2025, and May 7, 2025, as well as jointly with the Planning and Zoning Commission and the City Council on March 26, 2025.

At the May 7, 2025, Planning and Zoning Commission meeting, the Commission deliberated on the proposed ordinance and took the following actions:

**Jerry Fleming moved to approve the proposed draft ordinance in the packet. Dave Bench seconded the motion.**

**Genie Nyer amended the motion to include a recommendation that the Council examine the verbiage for existing grade and native grade. Jerry Fleming accepted the amendment.**

**Chair Dave Bench moved to amend the motion to substitute 'variance' for 'special exception' in line 90 of the draft ordinance as recommended by legal counsel. Jerry Fleming accepted the amendment.**

**The motion carried with 4 in favor and 1 against (Hall).**

**Action Requested:**

To take action on a proposed ordinance amending Chapter 107 of the City of Rollingwood's code of ordinances related to residential building heights and height measurement

**Fiscal Impacts:**

No significant fiscal impacts anticipated at this time.

**Attachments:**

- Ordinance - Residential Building Heights and Height Measurement 5.2025