



Date: June 11, 2024

Gemsong N. Ryan, P.E.
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RE: 3012 Bee Cave – Commercial Zoning and Drainage Review 2

The above-referenced report and plans were reviewed by the City for compliance with City Zoning and Drainage Ordinances. The plans are not in compliance with the City of Rollingwood Zoning and Drainage Code of Ordinances and are not approved. The plans are required to be revised per the following comments and resubmitted. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

Please provide a comment response letter with subsequent submittals

ZONING

General Requirements (Zoning)

Professional & Business Office District (C-1 & C-2)

1. Per Rollingwood City Ordinance Section 107-103(a), for a building within 300 feet of a residential district no portion of any building shall exceed 30 feet in height or two stories and no portion of any other building or structure shall exceed 35 in height or two stories (except as allowed in subsections 107-103(b)-(c)).

C1. Submit architectural renderings

C2. Show reference datum per below referenced code. (see example exhibit attached)

No portion of any building or structure may exceed 35 feet in height, per Rollingwood City Ordinance Section 107-71. Maximum Permissible Height. Please **provide reference datum elevation**. 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.

2. Per Rollingwood City Ordinance Section 107-103(a), all buildings or structures must be of pitched-type construction (hip or gable type roofs with a minimum pitch of 3:12).
C1. Submit architectural renderings
C2. Comment remains

DRAINAGE

3. Per Rollingwood City Ordinance Section 103-235(2), Grading inside a ten-foot setback shall be a maximum of 4:1 slope unless it is impracticable or such limitation on slope would not improve drainage conditions, and a deviation is approved by city engineer for construction of allowable drainage facility.
C1: Please reevaluate steep slopes inside ten-foot setbacks.
C2: Comment remains. Pending deviation request approval.
4. Per Rollingwood City Ordinance Section 103-235(8), outside of the ten-foot setback, maximum slopes for cut and fill shall be 2:1 slopes, provided that adequate slope stabilization is provided as need to prevent movement of loose earth
C1: please revisit areas with steep slopes and amend.
C2: Comment remains. Pending deviation request approval.

All submittals should be submitted to the City of Rollingwood and should include at a minimum of 1 pdf copy of the plans. A comment response letter shall be provided. Please contact Development Services at developmentervices@rollingwoodtx.gov if you have any further questions.

Regards,

K Friese + Associates, Inc.