

MEMORANDUM

TO: Nikki Stautzenberger
FROM: Zane Rodriguez
DATE: October 11, 2024
SUBJECT: 3012 Bee Caves Rd. Commercial Building Height

KFA conducted a commercial building height review for the planned office building at 3012 Bee Caves Road. The applicable City of Rollingwood Ordinances related to building height include:

Ordinance 67-O(4): Regulation used per approved vested rights allowance

Height Regulations. No Commercial building shall exceed thirty five (35) feet in height, and no building shall exceed two stories in height.

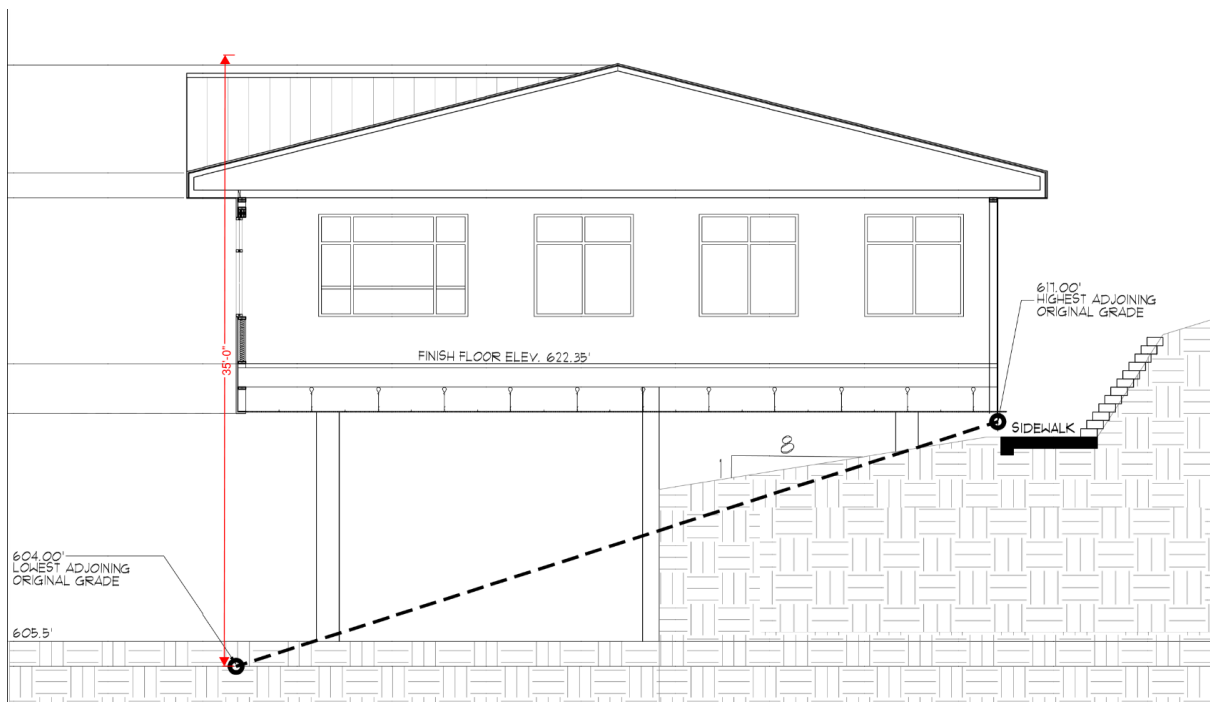


Figure 1 - Illustration of building height dimensions less than 35'-0"

Timeline of Review:

11/23 – Reviews 1 and 2 for the permit were reviewed to the currently adopted Code of Ordinances City of Rollingwood, Texas (PART II – Land Development Code).

3/24 – The applicant for the project requested a vested rights petition to allow this project to be reviewed to the development regulations at the time of its approved plat. This request was then reviewed by staff and city attorney.

Since the building was determined to have vested rights based on the regulations in place at the time of platting, Ordinance 67-O(4) was found to supersede the more recently adopted regulations.

8/24 – Since then the revisions were made based on the information and ordinances provided to KFA by city staff and the remaining zoning and drainage comments were resolved and the permit was approved.