

## Makayla Rodriguez

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**From:** Elizabeth Bray [REDACTED]  
**Sent:** Monday, September 1, 2025 4:35 PM  
**To:** Makayla Rodriguez  
**Subject:** Comments for 9/3/25 and 9/17/25 Public Meetings

**Follow Up Flag:** Flag for follow up  
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To whom it may concern-

Thank you kindly to all those whom have stepped up to serve on the Planning and Zoning Commission and the City Council. The enclosed comments should please be shared for both the September 3, 2025 meeting and the September 17, 2025.

These comments are made related to the issue being debated for the ability to have HVAC, pool equipment and generator equipment in side yards.

I do not think it is possible to have a general rule for this issue. Rollingwood has several lots where there is virtually no "backyard" capacity due their unusual layouts and the front and back set back stipulations already within our city building codes.

Many of these smaller and irregular sized lots are also taxed disproportionately higher per square foot than larger and more uniform lots despite the inability for an opportunity enjoyed by the majority of residents to build a larger house on their property for more proportional taxation. Should the inability to place these utilities in side yards be a mandate for all, these properties would be further disadvantaged.

With this in mind, I would rather see a recommendation for where these utilities should be placed and building plans subject to approval accordingly. This allows the city the same opportunity for control but also flexibility for properties that require the ability for side yard placement without pejorative ramifications either for new builds or replacements as needed.

Detailed stipulations to consider for the placement of utility equipment.

- This should only be considered as a rule for regular sized square lots that a minimum of 13,000 to 16,999 sq/ft (base lot size as defined as the average tax based size by TCAD)
- Smaller and odd sized lots should qualify for an exemption based on a case by case review for new construction/installations.

- Placement of equipment linked to gas lines may require special consideration due to the safety hazards involved with extending a gas lines unnecessarily.
- Existing lots, regardless of size or shape, should be grandfathered and exempt from this rule, including replacements as needed, if HVAC/Generators/Playscapes have already been in installed prior to the ordinance.

Thank you and kind regards-

Elizabeth Bray