

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: September 17, 2025

Submitted By:

Staff

Agenda Item:

Discussion and possible action on an ordinance amending Chapter 107, Section 107-3 and adding Section 107-84 of the Rollingwood Code of Ordinances related to mechanical equipment

Description:

At the June 4, 2025, Planning and Zoning Commission Meeting, the Commission discussed the City Council's request regarding ordinance revisions. Commissioner Jerry Flemming proposed edits to the section on mechanical equipment, removing the phrase "(b) mechanical equipment is permitted in the required back yard" and adding "and the required rear yard." As a result, subsection (c) was renumbered to (b) to read: "(b) Mechanical equipment is permitted in the required side yard and rear yard subject to the following conditions:"

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

At the September 3, 2025 Planning and Zoning Commission meeting, the Commission reviewed the drafted ordinance regarding mechanical equipment. Discussion focused on the concern that the primary issue with mechanical equipment is inadequate screening rather than its location or noise. The Commission also considered whether the definition of mechanical equipment should specify that such equipment is not considered a structure, since under the current code, these features are classified and reviewed as structures.

Commissioner Brian Nash moved to recommend approval of the ordinance as written, with the deletion of Section 107-84(b)(1), which states: "A minimum setback of ten (10) feet from the property line is required." Commissioner Michael Hall seconded the motion. The motion carried with 5 in favor and 2 against (Jerry Flemming & Dave Bench).

Action Requested:

Discuss and consider approval of the ordinance amending Chapter 107, Section 107-3 and adding Section 107-84 of the Rollingwood Code of Ordinances related to mechanical equipment

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 107-84 related to mechanical equipment