

**ORDINANCE NO. 2025-09-17-23**

**AN ORDINANCE AMENDING CHAPTER 107, SECTION 107-3  
DEFINITIONS AND ADDING SECTION 107-84 OF THE CITY OF  
ROLLINGWOOD'S CODE OF ORDINANCES RELATED TO  
MECHANICAL EQUIPMENT IN REQUIRED YARDS;  
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Rollingwood is a General Law Type A City under the statutes of the State of Texas; and

**WHEREAS**, the Texas Local Government Code Chapter 211 provides authority to regulate the height, number of stories, and size of buildings and other structures, including mechanical equipment; and

**WHEREAS**, the City Council of the City of Rollingwood (“City Council”) finds that the placement of mechanical equipment in residential neighborhoods, particularly in required yards, can negatively impact the character of the area by obscuring open yards, generating noise, and compromising aesthetic harmony, which may affect the quiet enjoyment of adjacent properties; and

**WHEREAS**, the City Council finds that establishing reasonable regulations for the location, and screening of mechanical equipment is essential to maintaining the character of residential areas, minimizing conflicts between neighbors, and ensuring that such equipment is safely and appropriately integrated within properties.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROLLINGWOOD, TEXAS, THAT:**

**SECTION 1.** All the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** Code Amendment. The following sections of the Rollingwood Code of Ordinances are hereby amended as follows with ~~strikethroughs~~ being deletions from the Code and underlines being additions to the Code:

Section 107-3 and 107-84 is amended as follows:

**Sec. 107-3. – Definitions.**

Mechanical equipment means heating and air conditioning units, pool equipment, and household generators.

**Sec. 107- 84 Mechanical equipment in required yards.**

(a) Mechanical equipment is prohibited in the required front yard.

(b) Mechanical equipment is permitted in the required side yard and in the required rear yard, subject to the following conditions:

~~(1) A minimum setback of ten (10) feet from the property line is required.~~

(2)(1) The equipment shall be screened from public view using either vegetative or structured screening.

**SECTION 3.** All provisions of the ordinances of the City of Rollingwood in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and all other provisions of the City of Rollingwood ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** Should any sentence, paragraph, sub-article, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

**SECTION 5.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

**APPROVED, PASSED AND ADOPTED** by the City Council of the City of Rollingwood, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Gavin Massingill, Mayor

ATTEST:

\_\_\_\_\_  
Makayla Rodriguez, City Secretary