

**AGENDA ITEM SUMMARY SHEET**  
**City of Rollingwood Board of Adjustment**  
**Meeting Date: May 28, 2025**

**Submitted By:**

Staff

**Agenda Item:**

Clarification or confirmation of the location of the tennis courts as it relates to the Board of Adjustment's January 11, 2023, approval of a special exception under Section 107-491(a)(2) of the City's Code of Ordinances, which granted the enlargement and expansion of the nonconforming tennis courts at the Western Hills Athletic Club, 4801 Rollingwood Drive

**Description:**

On January 11, 2024, the Rollingwood Board of Adjustment met regarding a request for special exception under the City's Code of Ordinances, Section 107-491(a)(2), to permit the enlargement and expansion of the nonconforming tennis courts at the Western Hills Athletic Club located at 4801 Rollingwood Drive.

**Chair Brad O'Donnell moved to approve the special exception as presented after having found that: 1) The Board of Adjustment is empowered under Chapter 107 of the City's Code of Ordinances to grant the special exception, also that 2) The public convenience and welfare will not be substantially or permanently injured in the granting of the special exception, and 3) The granting of the special exception will not adversely affect the public health, convenience, safety or general welfare, and added stipulations that the final permitted court layout must follow the proposed courts with California corners as laid out on page 27 of this meeting's agenda packet, also known as the Impervious Cover Calculation Fence and Tree plan, drawn by MWM Design Group. Further, proposed site stormwater runoff must be reduced by 5% of its current existing as-built conditions. Robert Turner seconded the motion.**

**The motion carried with 4 in favor and 1 against (Schell).**

The applicant then underwent reviews by Zoning, Drainage, TCEQ, and ICC Building Code, and obtained all necessary approvals on March 14, 2025.

On April 16, 2025, the site plan was brought to the City Council for approval. Per the Rollingwood Code of Ordinances, Section 101-95. – Site Plan Approval- after receipt of a report from the city administrator with regard to the site plan application, the city council will consider the site plan for approval.

**Council Member Brook Brown moved to approve the Western Hills Athletic Club site plan as dated 10 / 2024, including the landscape plan on pages 700, 701, and 791. Council Member Alec Robinson seconded the motion.**

**The motion carried with 4 in favor, 0 against, and 1 abstention (Hutson).**

On May 1, 2025, Councilmember Hutson visited staff and brought to our attention that the court layout approved by the City Council on April 16, 2025, differs from the layout approved by the Board of Adjustment (BOA). The layout on the approved site plan brought to City Council features staggered courts, whereas the layout brought before the Board of Adjustment has the courts aligned straight across.

**Action Requested:**

Staff is requesting informal consensus on whether the site plan approved by the City Council is consistent with the original intent of the Special Exception granted by the Board of Adjustment.

This item is for clarification purposes only and does not require any formal action.

**Fiscal Impacts:**

No significant fiscal impacts are anticipated at this time.

**Attachments:**

- Special Exception 'Findings of Fact Form' from the 1.11.2024 BOA meeting
- Page 27 of the 1.11.2024 BOA packet, known as the Impervious Cover Calculation Fence and Tree plan
- WHAC Site Plan- Approved by City Council 4.16.2025