

WESTERN HILLS ATHLETIC CLUB – ROLLINGWOOD BOARD OF ADJUSTMENT MEETING

Wednesday, October 26, 6pm – Rollingwood City Hall

Western Hills Athletic Club (WHAC) is seeking variances from City of Rollingwood ordinances in association with the proposed project to upgrade the facility's tennis courts. The WHAC Board will be presenting to the Rollingwood Board of Adjustments (BOA) at a meeting this Wednesday, October 26 at 6 pm at Rollingwood City Hall, 403 Nixon Drive. BOA meetings provide for public attendance and comment.

Generally, BOA activity is relevant to Rollingwood residents; BOA activity at the upcoming meeting will be relevant to Rollingwood residents including those who are also WHAC members, as well as other WHAC members. WHAC is a private club, located at 4801 Rollingwood Drive; it is not city property but lies within the city limits. WHAC request for variances are related to a proposed project entirely within the facility boundaries. The intended objective of the project is enhancement of the amenities of this private facility, not the Rollingwood city community.

Relevant information to WHAC's request, along with links to related documents posted on the Rollingwood website, are provided below. Please consider reviewing the relevant information, attending the BOA meeting, and providing input to the city.

1. City of Rollingwood (RW) Board of Adjustment Meeting

Wednesday, October 26, 2022, 6pm - Rollingwood City Hall

- Public hearing, discussion and possible action on a request for special exceptions to city code of ordinances to permit the reconstruction, enlargement and expansion of the nonconforming tennis courts at the Western Hills Athletic Club
- <https://www.rollingwoodtx.gov/bc-boa/page/board-adjustment-meeting-39>

2. Meeting Agenda Packet (Packet), including information submitted to BOA by WHAC, is posted on City of Rollingwood website in the Board of Adjustments area:

- Go to <https://www.rollingwoodtx.gov/bc-boa/page/board-adjustment-meeting-39>
- Click on Agenda Packet (PDF)

Some of the information provided by WHAC in this packet includes:

- Variance Application
- Letter to BOA from WHAC: transmitting variance application, dated August 11, 2022
- Planned WHAC Board Presentation
- Project Construction Plans

WHAC Variance Application Transmittal Letter (Packet, page 6)

- Identifies how the private club's project meets variance request requirements including:
 - Enhances the beauty, usability and value of the property for the club, neighborhood, and city
 - Enhances the general health and culture of the community
 - Project is committed to planting of trees that will in time offset the loss of existing trees due to tennis court expansion and improve the ecology of the property
- States:
 - "Plans for this project have been posted on the WHAC website and distributed to club members and members of the public for approximately four years"
 - Construction plans (as presented in the Packet) have been posted on WHAC website (under Tennis tab) following the May 2022 WHAC Board meeting
 - "WHAC board members – community residents themselves – remain open to hearing and deliberating any concerns of residents"
 - WHAC membership, and therefore election to the WHAC Board, requires residence within Eanes Independent School District boundaries. Therefore, WHAC board members are not necessarily residents of Rollingwood. Not all members of past WHAC boards have been, and not all members of the current WHAC board are, Rollingwood residents

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WHAC Presentation (Packet, page 24)

- Provides photographs indicating the poor condition of the existing two tennis courts in obvious need of repair
- Provides construction plan drawings indicating the configuration of proposed four tennis courts; included are notes that trees and existing structures will be comprised (WHAC property trees located north of the facility offices and the existing volleyball court)
- Provides photograph of the large live oak located just south of the existing courts, noting that this tree will not be removed; no photographs are included in the presentation of the property trees identified for removal in the construction plans
- Lists expected impact on “health, convenience, and welfare” of project:
 - “1. Include senior residents/connect generations
 - 2. Increase social capital
 - 3. Enhance beauty of property and neighborhood
 - 4. Increase recreational opportunities
 - 5. Increase value and reputation of the City of Rollingwood 6. Improve landscaping and long-term tree population
 - 7. Improve drainage
 - 8. Restore an important local landmark”

Construction Plans (Packet, page 41)

This detailed construction plan is a multiple page document. Note that impervious cover and drainage issues were key topics in the recent city council candidate forum; existing RW tree ordinances are known to be lacking. Some pages of the construction plan document include:

- Impervious Cover Calculation Fence and Tree Plan
 - WHAC facility site plan with proposed structures
 - Packet, page 67 (plate 100, 4 of 26)
- Site Plan
 - Detail of proposed tennis courts
 - Packet, page 44 (plate 101, 4 of 26)
- Demolition Plan
 - Facility trees and existing structures identified for removal
 - Packet, page 47 (plate 201, 7 of 26)
- Landscape Notes & Calculations
 - Facility trees planned for removal (species and size)
 - 23 existing trees
 - 18 live oaks (12 with diameter of 12 inches or greater)
 - 1 cedar elm (diameter of 15 inches)
 - 4 invasive species (4 chinaberry, 1 ligustrum)
 - Replacement trees (species and size)
 - 13 trees
 - No live oaks
 - 5 cedar elm, 4 Texas ash, 4 Mexican sycamore
 - All with diameter of 4 inches, except 2 cedar elm of 6 inches diameter
- Site Drainage
 - Existing Drainage Area Map
 - Packet, page 51 (plate 501, 11 of 26)
 - Existing Drainage Area Calculation
 - Packet, page 52 (plate 502, 12 of 26)
 - Proposed Drainage Area Map
 - Packet, page 53 (plate 503, 13 of 26)
 - Proposed Drainage Area Calculation
 - Packet, page 54 (plate 504, 14 of 26)
 - Detention Pond Plan
 - Packet, page 56 (plate 541, 16 of 26)

Western Hills Athletic Club (WHAC) is seeking variances from the City of Rollingwood ordinances in association with the proposed project to upgrade the facility's tennis courts. There exist several reasons why Rollingwood Board of Adjustment (BOA) should deny WHAC's request for variances.

Relevant information to WHAC's request, along with links to related documents posted on the Rollingwood website, are provided in the attached document. In summary:

WHAC Proposed Project - Tennis Court Reconstruction, Enlargement and Expansion

- Construction of 2 new additional courts
- Reconstruction of existing 2 courts; warranted as both courts are in poor condition
- All courts are/will be non-conforming structures requiring variances to city ordinances

Issues with Project as Proposed

- Court expansion impacts
 - Increase in facility impervious cover
 - Possibly contributing to the city's drainage issues
 - Impervious cover and drainage were identified as significant issues by all candidates at the recent Rollingwood city council candidate forum
 - Required removal of 23 trees on the facility, including 18 live oak trees and one 15 inch diameter cedar elm
 - At the same recent Rollingwood city council candidate forum, all candidates emphasized the existing tree cover as a highly valued community amenity

Potential nuisance factors to Rollingwood community: increased noise, parking issues, and traffic, and impacts to relations with the surrounding Rollingwood community and city government

- WHAC Board has not effectively communicated project details
 - WHAC membership input to project plan development has been, and knowledge of current plan details and its current status is, very limited
 - WHAC Board has not established, documented, or communicated member support for expansion from 2 to 4 tennis courts, especially with respect to specific project details and consequences of the completed project
- WHAC is a private club on private property and while many residents are also WHAC members, many (most) are not; WHAC is a separate entity from the City of Rollingwood and the Rollingwood community
 - The intended objective of the project is enhancement of the amenities of this private facility, not the City of Rollingwood or its community
 - In previous presentation of this project before the City of Rollingwood BOA, WHAC Board has disingenuously suggested several times that the project will be a benefit and asset to the community
 - To an extent, the WHAC board has been working behind closed doors in the design and promotion of this project without effectively communicating details with its own members or the Rollingwood community; communication with all who will supposedly benefit should be expected

Your Input

Should the project go forward as the WHAC board has planned, it will have significant impact on our community.

- Please consider attending the Board of Adjustments meeting in City Hall at 6 pm this Wednesday, October 26.
- You can also send an email to (insert email address) which, if permitted, will be read during the meeting

In addition, you can provide input by:

- Emailing comments to the WHAC Manager and Board by email: <https://www.whac.org/contact/>
- Emailing Rollingwood City Council members: <https://www.rollingwoodtx.gov/directory>
- Informing fellow WHAC members and Rollingwood residents about this issue, and encourage attendance to the BOA meeting

Thank you for your consideration of this issue.

Anne Turner
301 Almarion Dr.