

Highlights of October 26, 2022 Board of Adjustments Meeting

For 2023-01-11 Board of Adjustments Meeting

Duncan Ashworth

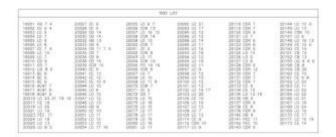
2910 Hatley Dr.

Rollingwood, TX

78746



A SURVEY OF ALL OF LOT 1, WESTERN HILLS ATHLETIC CLUB ADDITION, A SUBDIVISION OF RECORD IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79, PAGE 355 OF THE THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 2,411 SQUARE FEET TRACT DESCRIBED IN VOLUME 11901, PAGE 1260 OF THE REAL PROPERTY RECORDS OF TRAVES COUNTY, TEXAS.



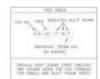
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FLOOR-PLAN HOTE:

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NOTE FROM PROVIDUS SURVEY (3/25/07):

SURVEYOR'S CERTIFICATE.

Julia Mortner Hectary Hits Hones, Clar.

PROFESTY ADDRESS. Estinguised Drive & Wolfe Drive

DATE OF SURREY: SEASON'S Transporters and Tree Survey Indoor SEASON'S, Vancous 4/27/W SUSSE SAGE for extends for Team Sector Save state plans coordinates, used as IPS estateme been fine Halland Speaker, (MSS) 20—team Feedbarring Saw Service (MRSS).

Robert S. World, II: Data Registered Professional Lond Surveyor State of Teasur No. 4800



PROJECT NO:



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0944690 NO.: 505-001-040E SUCTOME. MOT STALE DOMESTY: SHEET 01 OF 01

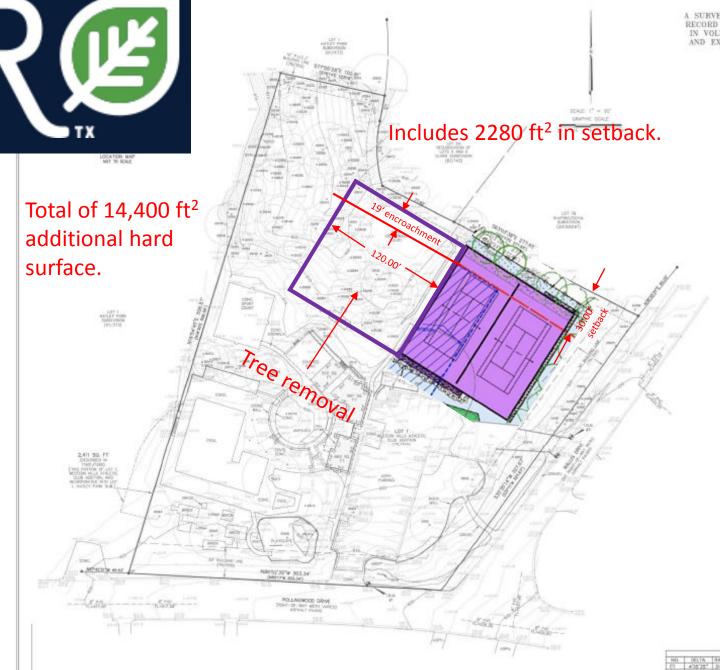


1. VARIANCE & SPECIAL EXCEPTION REQUEST APPLICATION [from WHAC]:

a. We request permission to repair and expand the tennis courts at Western Hills Athletic Club (Rollingwood Pool). The court surface and fencing are badly damaged from years of weather and tree root expansion. We seek to expand the courts [from 2 to 4] in order to accommodate demand for both tennis and pickleball activities. The objective of the project is to enhance the use and beauty of the property for the club, the neighborhood, and the city. A comprehensive landscape and drainage plan will also redesign the property in ways that will be more sustainable and ecological.

2. Codes cited:

- a. Sec.107-35(d) Which does not allow a tennis court to be constructed in the area between the building setback line and the lot line.
- b. Sec.107-242(1) Which requires a 30-foot greenbelt zone between the northern property line and the tennis courts.
- 3. The Board of Adjustment is authorized under Sec. 107-491 to grant certain special exceptions identified in subsection (a) when the Board finds that it is empowered under this chapter to grant the special exception.
- 4. WHAC is composed of Rollingwood and non-Rollingwood residents and the club is suing the city [CAUSE D-1-GN-21-006745] thus forcing all Rollingwood residents to pay the legal fees via taxes.



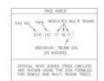
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HOTE FROM PROVIDUS SURVEY (9/26/07):

BURNEYON'S CERTIFICATE

PROPERTY ADDRESS. Estinguised Drive & Wolfe Drive.

DATE OF SURREY SEASON'S Transporter and Tree Survey Indoor SHASON'S, Vancous 4/27/16





Surveying and Mapping

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PROJECT NO:

Ground View of Oak Grove





1.Summary:

- a. Proposal for 2 more tennis courts includes:
 - a. Cutting down about 20 oak trees.
 - b.14,400 ft² additional hard surface.
 - i. 2,280 ft² encroachment in setback.
- b.WHAC is suing Rollingwood. Rollingwood residents will pay the bill.

REFERENCE FROM SITE PLAN mwm Design Group PLOTTED: 7/7/2020



