



# 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





**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.



Total of 14,400 ft<sup>2</sup>  
additional hard  
surface.

Includes 2280 ft<sup>2</sup> in setback.

Tree removal

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 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 TRAVIS COUNTY, TEXAS.

TRAIL LOT					
19991 10 1 4	20027 02 6	20028 02 8	20029 02 10	20114 02 1	20144 02 10 9
19992 02 4	20028 02 8	20029 02 10	20030 02 12	20115 02 1	20145 02 11
19993 02 6	20029 02 10	20030 02 12	20031 02 14	20116 02 1	20146 02 12
19994 02 8	20030 02 12	20031 02 14	20032 02 16	20117 02 1	20147 02 13
19995 02 10	20031 02 14	20032 02 16	20033 02 18	20118 02 1	20148 02 14
19996 02 12	20032 02 16	20033 02 18	20034 02 20	20119 02 1	20149 02 15
19997 02 14	20033 02 18	20034 02 20	20035 02 22	20120 02 1	20150 02 16
19998 02 16	20034 02 20	20035 02 22	20036 02 24	20121 02 1	20151 02 17
19999 02 18	20035 02 22	20036 02 24	20037 02 26	20122 02 1	20152 02 18
20000 02 20	20036 02 24	20037 02 26	20038 02 28	20123 02 1	20153 02 19
20001 02 22	20037 02 26	20038 02 28	20039 03 01	20124 02 1	20154 02 20
20002 02 24	20038 02 28	20039 03 01	20040 03 03	20125 02 1	20155 02 21
20003 02 26	20039 03 01	20040 03 03	20041 03 05	20126 02 1	20156 02 22
20004 02 28	20040 03 03	20041 03 05	20042 03 07	20127 02 1	20157 02 23
20005 03 01	20041 03 05	20042 03 07	20043 03 09	20128 02 1	20158 02 24
20006 03 03	20042 03 07	20043 03 09	20044 03 11	20129 02 1	20159 02 25
20007 03 05	20043 03 09	20044 03 11	20045 03 13	20130 02 1	20160 02 26
20008 03 07	20044 03 11	20045 03 13	20046 03 15	20131 02 1	20161 02 27
20009 03 09	20045 03 13	20046 03 15	20047 03 17	20132 02 1	20162 02 28
20010 03 11	20046 03 15	20047 03 17	20048 03 19	20133 02 1	20163 02 29
20011 03 13	20047 03 17	20048 03 19	20049 03 21	20134 02 1	20164 02 30
20012 03 15	20048 03 19	20049 03 21	20050 03 23	20135 02 1	20165 03 01
20013 03 17	20049 03 21	20050 03 23	20051 03 25	20136 02 1	20166 03 02
20014 03 19	20050 03 23	20051 03 25	20052 03 27	20137 02 1	20167 03 03
20015 03 21	20051 03 25	20052 03 27	20053 03 29	20138 02 1	20168 03 04
20016 03 23	20052 03 27	20053 03 29	20054 03 31	20139 02 1	20169 03 05
20017 03 25	20053 03 29	20054 03 31	20055 04 02	20140 02 1	20170 03 06
20018 03 27	20054 03 31	20055 04 02	20056 04 04	20141 02 1	20171 03 07
20019 03 29	20055 04 02	20056 04 04	20057 04 06	20142 02 1	20172 03 08
20020 03 31	20056 04 04	20057 04 06	20058 04 08	20143 02 1	20173 03 09
20021 04 02	20057 04 06	20058 04 08	20059 04 10	20144 02 1	20174 03 10
20022 04 04	20058 04 08	20059 04 10	20060 04 12	20145 02 1	20175 03 11
20023 04 06	20059 04 10	20060 04 12	20061 04 14	20146 02 1	20176 03 12
20024 04 08	20060 04 12	20061 04 14	20062 04 16	20147 02 1	20177 03 13
20025 04 10	20061 04 14	20062 04 16	20063 04 18	20148 02 1	20178 03 14
20026 04 12	20062 04 16	20063 04 18	20064 04 20	20149 02 1	20179 03 15
20027 04 14	20063 04 18	20064 04 20	20065 04 22	20150 02 1	20180 03 16
20028 04 16	20064 04 20	20065 04 22	20066 04 24	20151 02 1	20181 03 17
20029 04 18	20065 04 22	20066 04 24	20067 04 26	20152 02 1	20182 03 18
20030 04 20	20066 04 24	20067 04 26	20068 04 28	20153 02 1	20183 03 19
20031 04 22	20067 04 26	20068 04 28	20069 04 30	20154 02 1	20184 03 20
20032 04 24	20068 04 30	20069 04 30	20070 05 01	20155 02 1	20185 03 21
20033 04 26	20069 04 30	20070 05 01	20071 05 03	20156 02 1	20186 03 22
20034 04 28	20070 05 03	20071 05 03	20072 05 05	20157 02 1	20187 03 23
20035 04 30	20071 05 03	20072 05 05	20073 05 07	20158 02 1	20188 03 24
20036 05 01	20072 05 05	20073 05 07	20074 05 09	20159 02 1	20189 03 25
20037 05 03	20073 05 07	20074 05 09	20075 05 11	20160 02 1	20190 03 26
20038 05 05	20074 05 09	20075 05 11	20076 05 13	20161 02 1	20191 03 27
20039 05 07	20075 05 11	20076 05 13	20077 05 15	20162 02 1	20192 03 28
20040 05 09	20076 05 13	20077 05 15	20078 05 17	20163 02 1	20193 03 29
20041 05 11	20077 05 15	20078 05 17	20079 05 19	20164 02 1	20194 03 30
20042 05 13	20078 05 17	20079 05 19	20080 05 21	20165 02 1	20195 03 31
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20045 05 19	20081 05 23	20082 05 25	20083 05 27	20168 02 1	20198 04 03
20046 05 21	20082 05 25	20083 05 27	20084 05 29	20169 02 1	20199 04 04
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20049 05 27	20085 05 31	20086 06 02	20087 06 04	20172 02 1	20202 04 07
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20051 05 31	20087 06 04	20088 06 06	20089 06 08	20174 02 1	20204 04 09
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20053 06 04	20089 06 08	20090 06 10	20091 06 12	20176 02 1	20206 04 11
20054 06 06	20090 06 10	20091 06 12	20092 06 14	20177 02 1	20207 04 12
20055 06 08	20091 06 12	20092 06 14	20093 06 16	20178 02 1	20208 04 13
20056 06 10	20092 06 14	20093 06 16	20094 06 18	20179 02 1	20209 04 14
20057 06 12	20093 06 16	20094 06 18	20095 06 20	20180 02 1	20210 04 15
20058 06 14	20094 06 18	20095 06 20	20096 06 22	20181 02 1	20211 04 16
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20062 06 22	20098 06 26	20099 06 28	20100 06 30	20185 02 1	20215 04 20
20063 06 24	20099 06 28	20100 06 30	20101 07 01	20186 02 1	20216 04 21
20064 06 26	20100 06 30	20101 07 01	20102 07 03	20187 02 1	20217 04 22
20065 06 28	20101 07 01	20102 07 03	20103 07 05	20188 02 1	20218 04 23
20066 06 30	20102 07 03	20103 07 05	20104 07 07	20189 02 1	20219 04 24
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20068 07 03	20104 07 07	20105 07 09	20106 07 11	20191 02 1	20221 04 26
20069 07 05	20105 07 09	20106 07 11	20107 07 13	20192 02 1	20222 04 27
20070 07 07	20106 07 11	20107 07 13	20108 07 15	20193 02 1	20223 04 28
20071 07 09	20107 07 13	20108 07 15	20109 07 17	20194 02 1	20224 04 29
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20092 08 21	20128 08 24	20129 08 26	20130 08 28	20215 02 1	20245 05 20
20093 08 23	20129 08 26	20130 08 28	20131 08 30	20216 02 1	20246 05 21
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20099 09 03	20135 09 07	20136 09 09	20137 09 11	20222 02 1	20252 05 27
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20104 09 13	20140 09 17	20141 09 19	20142 09 21	20227 02 1	20257 06 01
20105 09 15	20141 09 19	20142 09 21	20143 09 23	20228 02 1	20258 06 02
20106 09 17	20142 09 21	20143 09 23	20144 09 25	20229 02 1	20259 06 03
20107 09 19	20143 09 23	20144 09 25	20145 09 27	20230 02 1	20260 06 04
20108 09 21	20144 09 25	20145 09 27	20146 09 29	20231 02 1	20261 06 05
20109 09 23	20145 09 27	20146 09 29	20147 09 31	20232 02 1	20262 06 06
20110 09 25	20146 09 29	20147 09 31	20148 10 01	20233 02 1	20263 06 07
20111 09 27	20147 09 31	20148 10 01	20149 10 03	20234 02 1	20264 06 08
20112 09 29	20148 10 01	20149 10 03	20150 10 05	20235 02 1	20265 06 09
20113 10 01	20149 10 03	20150 10 05	20151 10 07	20236 02 1	20266 06 10
20114 10 03	20150 10 05	20151 10 07	20152 10 09	20237 02 1	20267 06 11
20115 10 05	20151 10 07	20152 10 09	20153 10 1		



# 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 ft<sup>2</sup> additional hard surface.

i. 2,280 ft<sup>2</sup> 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



