

Q10 - Should we develop a set of “tenting” rules for Rollingwood that restrict building height along a setback?

CRCRC Conclusions: There is a perception among some that “tenting” translates into a design form, rather than its intent as a tool to limit the height of buildings along a setback, and thereby reduce impacts between nearby neighbors. Tenting is a way to maintain a more traditional site-development precedent for building in older neighborhoods, as mentioned in regards to Q9, which many residents assumed would be the case when they moved or built in RW. The more negative perceptions of “tenting” seem to center around design-limitations, however 20% of those who said “no” to tenting selected “yes” to alternative tools to restrict development impacts along the setbacks. Our sense is that “tenting” in City of Austin is too onerous, so simplifying the most relevant aspects are likely to produce the results residents are seeking, and that this is an important tool towards maintaining privacy, property values, and quality of life between neighbors.

All summaries provided by ChatGPT:

Yes (51.6%):

Residents' responses to the idea of implementing "tenting" rules in Rollingwood to restrict building height along a setback are mixed. Some express support for the concept, emphasizing the need to maintain property rights and privacy for existing homes. Others are unsure or feel the rules could complicate matters further. Some suggest considering the success of similar rules in Austin before deciding. Concerns are raised about potential complications, enforcement challenges, and the impact on the aesthetics of newer/modern flat-roofed architecture. Despite varying opinions, many residents agree that the issue of setbacks, sunlight, and overall harmonization with the neighborhood needs careful consideration.

- Prefer tenting rules combined with a building to lot size ratio limit.
- Concerns about potential complications and enforcement challenges.
- Support contingent on maintaining property rights and privacy for existing homes.
- Suggested harmonizing with newer homes rather than original 1950s-era houses.
- Consideration of the success of similar rules in Austin is recommended.
- Mixed opinions on the effectiveness and potential complications of "tenting" rules.
- Emphasis on addressing setbacks, sunlight, and harmonization with the neighborhood.
- Uncertainty about the impact on newer/modern flat-roofed architecture.

No (40.7%):

Residents' responses to the proposal of developing "tenting" rules in Rollingwood that restrict building height along a setback are largely negative. Concerns include the perceived limitations on design variation, potential stifling of innovation, and comparisons to Austin's McMansion ordinance, which is criticized as a disaster. Some residents argue against additional rules, suggesting that existing regulations on heights and setbacks should be strictly enforced. Others express worries about the impact on architectural appeal, potential for cookie-cutter homes, and the discouragement of creativity in building design. Overall, a significant number of respondents are against the implementation of "tenting" rules, advocating for alternative approaches to address the concerns related to building height and setbacks.

- Concerns about limiting design variation and potential for cookie-cutter homes.
- Negative comparisons to Austin's McMansion ordinance, perceived as a disaster.
- Advocacy for enforcing existing rules on heights and setbacks without introducing new restrictions.
- Worries about stifling innovation and creativity in building design.
- Opposition to "tenting" rules as a potential long-term solution with unnecessary restrictions.
- Skepticism about the effectiveness of "tenting" and its impact on architectural appeal.
- Calls to avoid turning Rollingwood into Austin based on negative examples.
- Some residents express uncertainty or lack of understanding regarding the concept of "tenting."

Blank (6.9%)

Residents' responses to the proposal of developing "tenting" rules in Rollingwood that restrict building height along a setback are mixed, with a predominant theme of uncertainty and lack of understanding regarding the concept. Some express the need for reevaluating setbacks and basing them on lot size to prevent developers from maximizing square footage at the expense of aesthetics, privacy, and the environment. Others admit a lack of familiarity with the concept and express reservations about potential complications. Concerns are raised about the need for exemptions for existing houses that may not meet new rules and skepticism about adopting rules similar to those in Austin.

- Some residents call for a reevaluation of setbacks based on lot size to prevent the construction of large, box-like structures by developers.
- Uncertainty and lack of understanding are prevalent themes, with residents expressing confusion about the concept of "tenting" rules.
- Concerns about potential complications and the need for exemptions for existing houses that may not comply with new rules.