



Date: October 22, 2024

Tomas Rodriguez
MWM Design Group, INC.
305 E Huntland DR, STE #200
Austin, Texas 78752
512-453-0767

RE: Western Hills Athletic Club Addition (4801 Rollingwood Drive) – Zoning & Drainage Review 2

The above-referenced report and plans were reviewed by the City for compliance with City Zoning and Drainage Ordinances. The plans are not in compliance with the City of Rollingwood Zoning and Drainage Code of Ordinances and are not approved. The plans are required to be revised per the following comments and resubmitted. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

*** Please provide a comment response letter with subsequent submittals ***

ZONING

K Friese + Associates, Inc. (KFA) has reviewed the permit submittal for the above referenced project for compliance with the City of Rollingwood Code of Ordinances.

The applicant has submitted information demonstrating compliance with the City Zoning Ordinances, in particular Section 107 Division 2. All comments to the architect/builder were cleared.

All responsibility for the adequacy of the information contained in the application remains with the applicant. In recommending acceptance, KFA must rely upon the adequacy of the work of the applicant.

DRAINAGE

General Requirements

1. The project is located within the Edwards Aquifer Recharge Zone. TCEQ regulations may apply. Provide a copy of TCEQ permit approval prior to permit issuance or show an exemption per 30 TAC 213.5(h). Any changes required per TCEQ must be resubmitted to the City of Rollingwood for acceptance. TCEQ permit, and proof of permit, is not required if proposed rainwater harvesting system captures enough impervious area to be reduce the effective impervious cover to 20% or less of the lot.

C2: Conditionally Cleared, pending submission to TCEQ.

All submittals should be submitted to the City of Rollingwood and should include at a minimum of 1 pdf copy of the plans. A comment response letter shall be provided. Please contact Development Services at developmentservices@rollingwoodtx.gov if you have any further questions.

Regards,

K Friese + Associates, Inc.