

Makayla Rodriguez

From: Brook Brown
Sent: Tuesday, April 15, 2025 5:57 PM
To: Nikki Stautzenberger; Alun Thomas
Cc: Makayla Rodriguez
Subject: Re: I am sharing 'Western Hills Athletic Club Addition (4801 Rollingwood Drive)_Zoning and Drainage Acceptance Letter' with you

Dear Alun, Makayla and Nikki,

The memo attached to Nikki's email from KFA contains information that I think the Council would like to consider in connection with the WHAC Agenda item. I would like to ask that it be added to the agenda packet along with Nikki's explanatory email.

Thanks,

Brook

From: Nikki Stautzenberger <nstautz@rollingwoodtx.gov>
Sent: Tuesday, April 15, 2025 2:19 PM
To: Brook Brown <bbrown@rollingwoodtx.gov>; Alun Thomas <athomas@rollingwoodtx.gov>
Cc: Makayla Rodriguez <mrodriguez@rollingwoodtx.gov>
Subject: RE: I am sharing 'Western Hills Athletic Club Addition (4801 Rollingwood Drive)_Zoning and Drainage Acceptance Letter' with you

Good morning, Brook!

I hope to answer your questions here.

During the review, to make sure all items were being captured as well as what changed between Review 1 & Review 2, I had KFA write a memo identifying the changes and it does mention the lighting and stormwater reduction Special Exception. I attached this memo to this email for your reference (titled *2023-229-Western Hills Athletic Club Memo*).

Regarding the landscape plans, neither KFA nor I were aware that this was an item needing review for changes or comparison; however, the reviewed site plan includes the landscape plans as required. In reference to WHAC's statement that "we have not materially changed," we similarly were not aware that this needed to be verified as part of this review.

If I can be of additional assistance, please let me know!

Thank you! Sincerely,

Nikki Stautzenberger Praker, CPM

Development Services Manager

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From: Brook Brown <bbrown@rollingwoodtx.gov>

Sent: Tuesday, April 15, 2025 10:06 AM

To: Alun Thomas <athomas@rollingwoodtx.gov>

Cc: Makayla Rodriguez <mrodriguez@rollingwoodtx.gov>; Nikki Stautzenberger <nstautz@rollingwoodtx.gov>

Subject: Re: I am sharing 'Western Hills Athletic Club Addition (4801 Rollingwood Drive)_Zoning and Drainage Acceptance Letter' with you

Oops - one more thing. I did not see an lighting plan in the packet, and the prior council action indicates that the lighting plan remains to be confirmed. Did I miss that or is that yet to come?

Again, thanks!

From: Brook Brown <bbrown@rollingwoodtx.gov>

Sent: Tuesday, April 15, 2025 10:04 AM

To: Alun Thomas <athomas@rollingwoodtx.gov>

Cc: Makayla Rodriguez <mrodriguez@rollingwoodtx.gov>; Nikki Stautzenberger <nstautz@rollingwoodtx.gov>

Subject: Re: I am sharing 'Western Hills Athletic Club Addition (4801 Rollingwood Drive)_Zoning and Drainage Acceptance Letter' with you

Dear Alun, Makayla and Nikki,

Thanks for sharing the WHAC site plans. I have reviewed these plans, and have two remaining questions:

Did KFA review and confirm the stormwater calculations for the decrease in stormwater required by the Board of Adjustment? The final KFA acceptance letter confirms that the plans meet the RW Code requirements and the RW Stormwater Drainage Manual, but the letter does not address the additional requirements imposed by the Board of Adjustment in the Special exception? I have seen the page of the site plan that addresses this issue, but would like confirmation that KFA is in agreement with these calculations and methodology.

I did not find in the site plan any explanation of the change in landscaping from the plan the prior council approved - is there something that would lay this out? The WHAC letter says "we have not materially changed" the plan, but since the council is asked to confirm the new plan, I would like to know what these changes are.

Also, when I reviewed the site plan, I see that WHAC now proposed to "step" the courts down the hill, and bring the the new courts in a bit further from the setback, which I think is a good change.

Thanks - I am available today except for 2pm - 5:00 pm, if you want to give me a call.

Brook