

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: April 16, 2025

Submitted By:

Staff

Agenda Item:

Discussion and possible action on a site plan for Western Hills Athletic Club (WHAC) located at 4801 Rollingwood Drive

Description:

Below are sections of the site plan requirements and site plan approval process laid out in the City's Code of Ordinances:

Section 101-94. – Site Plan Requirements

- (g) The applicant will submit the site plan to the city. The city administrator will ensure that the site plan is reviewed by city staff and shall make a final report to the city council recommending approval or disapproval. The city administrator's report to the city council will consider the following:
- (1) Whether the proposed improvements show compliance with all applicable city ordinances;
 - (2) Whether the proposed improvements would adversely impact the efficient flow of traffic within the city;
 - (3) Whether any aspect of the proposed development would create a financial obligation on the part of the city (for example, creek retaining walls, retaining ponds, sedimentation filtration systems, etc.).

Section 101-95. – Site Plan Approval

After receipt of a report from the city administrator with regard to the site plan application, the city council will consider the site plan for approval. No site plan will be approved or released unless the proposed use is authorized by the zoning classification attributable to such property. The city council may, at its discretion, grant one or more variances to site plan requirements. A site plan will expire as to improvements not yet constructed within three years from the approval thereof by the city council. The city council, at its discretion, may grant one or more extensions to such site plan expiration date.

Staff recommends approval of the site plan for Western Hills Athletic Club (WHAC) located at 4801 Rollingwood Drive as it complies with the requirements outlined in Rollingwood Code of Ordinances, Section 101-94.

Action Requested:

To take action on the site plan for Western Hills Athletic Club (WHAC) located at 4801 Rollingwood Drive

Fiscal Impacts:

No significant fiscal impacts anticipated at this time.

Attachments:

- 1. BOA Finding of Fact form Special Exception Granted 1.11.2023
- 2. WHAC Zoning and Drainage Review 1 11.26.2023
- 3. WHAC Zoning and Drainage Review 2- Cond. Approval 10.22.2024
- 4. WHAC Zoning and Drainage Approval 3.14.2025
- 5. TCEQ Approval 3.14.2025
- 6. WHAC- Retaining Walls APPROVAL ATS 11.11.2024
- 7. WHAC Fire Review 11.6.2023
- 8. Minutes from the 5.19.2021 Council meeting where WHAC was on the agenda for approval
- 9. Letter from WHAC 4.9.2025