



CITY OF ROLLINGWOOD COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE MINUTES

Tuesday, May 23, 2023

The Comprehensive Residential Code Review Committee (CRCRC) of the City of Rollingwood, Texas held a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Tuesday, May 23, 2023 at 5:00 p.m. Members of the public and the CRCRC were able to participate in the meeting virtually, as long as a quorum of the CRCRC and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. A video recording of the meeting was made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

CALL COMPREHENSIVE RESIDENTIAL CODE REVIEW COMMITTEE MEETING AND PUBLIC WORKSHOP TO ORDER

1. Roll Call

Chair Thom Farrell called the meeting to order at 5:02 p.m.

Present Members: Chair Thom Farrell, Ryan Clinton, Duke Garwood, Alex Robinette, and Jeff Marx

Also Present: City Secretary Desiree Adair, Assistant to the City Administrator Makayla Rodriguez, Council Member Brook Brown, and Council Member Phil McDuffee

PUBLIC COMMENTS

The following individuals spoke during public comments:

- Shanthi Jayakumar, 3309 Park Hills Drive, thanked the members of the CRCRC for volunteering their time. She is very happy about the consideration of Floor to Area Ratio (FAR).
- Ricky Joshi, 303 Pleasant Drive, discussed his reasons for wanting to be a part of the Rollingwood community and his concerns as a new homeowner for property values being at risk without proper regulation.
- Duncan Ashworth, 2910 Hatley Drive, spoke about aesthetics and future plans for the City utilizing photographs.
- Sandy Keller, 307 Inwood, spoke regarding impervious cover, drainage, and the tree ordinance.

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the Comprehensive Residential Code Review Committee and may be enacted by one (1) motion. There will be no separate discussion of

Consent Agenda items unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

- 2. Discussion and possible action on the minutes from the May 3, 2023 CRCRC meeting. Ryan Clinton moved to approve the minutes. Alex Robinette seconded the motion. The motion carried with 5 in favor and 0 against.**

REGULAR AGENDA

Chair Thom Farrell called up item 7 at this time.

3. Discussion and possible action to assign subcommittees for Survey, Building Height, Building Size and Lot Ratio, Setbacks, Trees and Compliance

The survey subcommittee was decided to include Jeff Marx, Dave Bench, and Alex Robinette. Other subcommittees will be decided as needed.

The CRCRC discussed the survey options and would like to discuss a draft at the next meeting of preliminary survey questions. They encouraged residents to send emails to the City with concerns.

4. Discussion and possible action to schedule a general public workshop

The CRCRC discussed possible dates for the first general public workshop.

They agreed to tentatively set up June 13th for the first public workshop.

5. Discussion and possible action regarding collecting citizen input and request that the City of Rollingwood deliver communication soliciting citizen input

The CRCRC inquired about the text message that was sent out from the City's alert system regarding community input on building rules.

6. Discussion and possible action to request guidance from City Council regarding CRCRC scope and timeline

In terms of scope, Ryan Clinton asked about residential issues that don't necessarily relate to the Residential Code such as sidewalks, street lighting, speed bumps, and speed limits. In terms of timing, Ryan Clinton asked about the quickness of the recommendation versus inclusivity and collecting community input.

Jeff Marx asked about short term discussions as well as long term goals of the CRCRC in support of City Council.

7. Update and discussion regarding Jeff Marx's review of residential home sizes relative to lot size

Jeff Marx provided a presentation regarding his FAR analysis of residential construction projects through January 2023. He discussed the data of the “pipeline” of projects regarding square footage of the homes and TCAD’s square footage of the lots.

Mr. Marx presented a chart of historic migration of the FAR data gravitation over time. He utilized artificial intelligence (AI) to create the chart. He also displayed the FAR as plotted on a map of Rollingwood at different dates.

Mr. Ashworth, 2910 Hatley Drive, asked about FAR as one tool to be used. The CRCRC discussed a few different metrics to be utilized.

Mr. Joshi, 303 Pleasant, asked about a tent restriction.

Wendi Hundley, 401 Vale Street, asked several questions about FAR including whether FAR has been approached as an issue with the community, the effect upon smaller lots, the potential for larger lots to build larger homes, and the accuracy of the data from TCAD for calculating FAR. She thanked the CRCRC members.

The CRCRC discussed the collection of accurate data for calculating the FAR.

Shanthi Jayakumar, 3309 Park Hills Drive, discussed a 1988 rulebook including zoning and its purposes, restrictions, TCAD’s data showing the homes situated on the lots, setbacks, and height.

Kendra Roloson, 304 Vale Street, discussed the 35% FAR as a low threshold as larger homes are being built. She would like consideration to implement a FAR at a higher percentage level. She also spoke about her concern regarding creating legal non-conforming structures.

The CRCRC discussed the FAR percentage to consider. Council Member Brook Brown explained the 50% rule for structures.

Ryan Clinton suggested speaking to people currently in the building process, discovering what their frustrations were, and the process of cutting into a hill. Ms. Roloson spoke to her decisions and frustrations during the building process.

Duke Garwood mentioned that Austin’s FAR ordinance is 40% and explained which exceptions to the square footage that are included.

Mr. Joshi asked questions regarding cutting into a hill and the drainage ordinance.

Sandy Keller discussed backfill and the building of a retaining wall.

Ms. Hundley, 401 Vale Street, spoke regarding impervious cover, drainage, TCEQ and collecting rainwater. She discussed developers and smart action. She spoke about forcing people to build smaller houses, and the effect on property value.

Ryan Clinton discussed taking a comprehensive look at all aspects of the residential code.

Mr. Joshi spoke regarding height and the imposition on nearby homes. He thinks a solution would be a combination of height and square footage.

Chair Thom Farrell moved on to item 8 at this time.

8. Update and discussion regarding building height based on Alex Robinette's analysis

Alex Robinette provided a presentation regarding building height including height measurements in other cities, a height study, and pictures providing terracing examples in Rollingwood.

Duke Garwood left the meeting during this item.

She discussed height regulations from the American Planning Association as well as the cities of Austin, TX, Bellevue, WA, Tacoma, WA, Marin County, CA, San Luis Obispo, CA, and Oakland, CA.

Ms. Robinette explained her height study including the context, an analysis of active permits and pending projects, the current Code regarding maximum permissible building height, and issues with the Code. She provided diagrams and recommendations for consideration regarding building height.

Alex Robinette provided examples through pictures of homes in Rollingwood that terrace downslope and do not exceed 35 feet.

Ryan Clinton discussed different interpretations of meaning of the language of the Code.

Wendi Hundley spoke regarding the compliance of her current home with the proposed regulations.

The CRCRC discussed roof slopes and associated land slope.

Ricky Joshi discussed exceptions, precedents, and concerns with these regulations.

Sandy Keller, 307 Inwood, spoke regarding the city building process and builders pushing through certain issues.

Shanthi Jayakumar, 3309 Park Hills Drive, discussed previous regulations prior to sewer installation in Rollingwood and how people built differently. She spoke regarding property rights, privacy, setbacks, and drainage. She asked the CRCRC to look at setbacks.

Brook Brown, 307 Nixon, spoke regarding City Council's recent changes to setbacks and measurements from the perimeter of the building.

Chair Thom Farrell returned to item 3 at this time.

9. Discussion and possible action on future meeting dates and agenda topics for discussion

The next CRCRC meeting is scheduled for June 13th which will be a public workshop. Chair Thom Farrell would like to hold it at 6:00 p.m.

Ryan Clinton would like to have a presentation on the tree ordinance in a future meeting.

ADJOURNMENT OF MEETING AND PUBLIC WORKSHOP

The meeting was adjourned at 7:28 p.m.

Minutes Adopted on the _____ day of _____, 2023

Thom Farrell, Chair

ATTEST:

Desiree Adair, City Secretary