

# AGENDA ITEM SUMMARY SHEET

## City of Rollingwood

Meeting Date: May 19, 2021

### Submitted By:

Director of Development Carrie Caylor

### Agenda Item:

Discussion and possible action on the fencing and landscaping plans and the off-street parking plan for the purposes of a building permit at Western Hills Athletic Club.

### Description:

Staff and applicant request City Council to review the site development plans as required by code. The applicant has provided corrections and clarifications since the last meeting.

107-242

(1) A 30-foot greenbelt zone, shall be provided between the line of the residential zone and the impervious cover, including parking and buildings, on the lot located in the park district. The 30-foot green belt shall be left in its undisturbed natural state or shall be landscaped as required by the city council.

- **There are existing landscaping non-conformities. The existing tennis courts do not allow for the full buffer between the property and Lot 7B. The existing sand volleyball courts where the proposed tennis court addition would occupy also does not conform with the code. The Board of Adjustment shall be reviewing the non-conformities and making a ruling. If the Council is satisfied with the landscaping proposed, then if the Board of Adjustment approves the variance, the plans may be permitted without returning to City Council.**

(3) No fences or landscaping required under this section shall be installed without prior approval of the plans by the city council, and the installation shall be in compliance with such approval and with all other applicable requirements of the city.

- **The proposed cedar fence (example provided) meets code. A layout and final inspection shall be performed.**

107-243

(b) No athletic fields shall be constructed or expanded without prior approval of the off-street parking plans by the city council, and the construction shall be in compliance with such approval and with all other applicable requirements of the city.

- **Western Hills Athletic Club President stated in email (provided) that there would be no increase to parking, as tennis events and swim events would not be scheduled at the same time.**

107-341

(b) 20% of the total area of each lot shall be devoted to landscaped open space.

(e), A nonresidential lot that is adjacent to a public street or right-of-way or that is adjacent to a residential property line shall have a landscaped greenbelt at least 20 feet in width measured from the property line parallel with and adjacent to each such street, right-of-way or residential property line. An exception may be approved by the city council for the location of a driveway in such required landscaped greenbelt if the city council finds that special traffic conditions affect the property, and that the interest of safety of the driving public and pedestrians would better be protected by the location of a driveway in the area of the required greenbelt. Such greenbelt shall contain a minimum of one tree, not less than 12 feet in height, for every 500 square feet of greenbelt.

- **Landscaping document shows 50.09% of the lot as being dedicated to open space. Plan exceeds minimum requirement of one tree for every 500 sf of greenbelt.**

**Action Requested:**

Staff recommends approval if Council is satisfied with landscaping plan provided. There are additional non-conformities which shall be review by the Board of Adjustment at their next meeting.

**Fiscal Impacts:**

N/A

**Attachments:**

- Landscaping Notes and Calculations
- K. Friese Zoning Review
- Zoning Review Letter by Carrie Caylor
- Fence example
- Landscaping Plans
- Email regarding off-street parking
- Site plans
- TCEQ approval
- Drainage approval
- Tree Removal Application
- Tree Removal Species List