



Date: April 8, 2021

David Cazares  
MWM Design Group  
305 E Huntland Dr, Ste 200  
Austin, TX 78752  
512-453-0767  
dcazares@mwmdesigngroup.com

RE: Western Hill Athletic Club – Zoning Review 1

The above-referenced report and plans were reviewed by the City for compliance with City Zoning Ordinances. We are providing the following comments based on a cursory review of the submittal; additional comments may be generated upon the re-submittal:

**Buffers**

1. Per Rollingwood City Ordinance Section 107-242, each lot in a park district which abuts a lot in a residential district shall be developed in compliance with the following requirements:
  - (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.
  - (2) In areas where terrain and other features do not provide a visual screen between a lot in a park district and an abutting lot in a residential district, screening shall be provided by a cedar or redwood privacy fence at least eight feet in height, with its smooth side facing the residential lot. If the building official determines that the privacy afforded by such fencing does not meet the minimum reasonable expectations of a typical residential occupant, they may then require, in addition to the privacy fencing, that landscaping be planted and maintained in accordance with specifications prescribed by the city council. Please provide location of existing or proposed fencing as well as type of fence and fence height.
  - (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.

**Parking**

2. Per Rollingwood City Ordinance Section 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.

**Impervious Cover**

3. Per Rollingwood City Ordinance Section 107-244(a), impervious cover shall not exceed 50% of the total area of any lot in the park district. The Travis County appraisal district shows the lot as 3.1070

acres and the impervious cover is 1.60 acres or 51.6% impervious cover. The cover sheet indicates the site will have 50% impervious cover and page 21 of 26, water quality sheets, shows the project area is 3.21 acres with 1.60 acres of impervious cover, or 50%.

#### **Tennis Courts**

4. Per Rollingwood City Ordinance Section 107-35, no tennis court shall be constructed or maintained in:
  - a. the area between the rear setback line and rear lot line.

#### **Landscaping**

##### ***Non-Residential***

5. Per Rollingwood City Ordinance Section 107-341(b), 20% of the total area of each lot shall be devoted to landscaped open space. Please provide percentage of lot that is devoted to landscaped open space.
6. Per Rollingwood City Ordinance Section 107-341 (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.

#### **Nonconforming buildings/structures**

7. Per Rollingwood City Ordinance Section 107-422, any nonconforming building or structure may, so long as it remains otherwise lawful, be continued subject to the following requirements and limitations:
  - (1) Except as otherwise required by ordinance or law, a nonconforming building or structure may not be altered in a manner that increases the extent of its nonconformity. The existing tennis courts and sand volleyball court is non-conforming. The non-conformity is proposed to be increased with this permit.
  - (2) Except as otherwise required by ordinance or law, a nonconforming building or structure must be brought into conformity if:
    - (a) Fifty percent of the square footage of the building or structure is demolished, excluding a permit for interior construction or remodeling only.

#### **Notes**

1. Please note the following:
  - a. Per Rollingwood City Ordinance Section 107-341(d), All required tree plantings shall be installed prior to the occupancy or use of property. Where compliance is not practicable due to the season of the year, the building official shall grant an appropriate delay. Any certificate of occupancy may be revoked, after 30 days' written notice to the occupant and the owner of the affected property, if tree plantings are not undertaken or maintained as required under this article.
  - b. Per Rollingwood City Ordinance Section 107-35(f), overhead lighting in tennis court areas is prohibited.

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 Carrie Caylor at (512) 327-1838 if you have any further questions.

Regards,

K Friese + Associates, Inc.