

AMIN PULLIN RESIDENCE · 104 LAURA LANE · ROLLINGWOOD, TX

Variance Request

Front-Yard Pool Privacy Screen

Applicants: Shilpa Amin & Steven Pullin

Presented to: City of Rollingwood Board of Adjustment

Reference: §107-492 & §107-34

March 10, 2026





Existing Condition - View from Front

The pool retaining wall is visible from the street and currently lacks screening.

Project Context

The retaining wall is visible from the street. Due to the lot geometry and required setbacks, the pool structure sits above the street grade, leaving the concrete retaining wall visible from Laura Lane.

City drainage occupies the compliant location. City-required riprap and a French drain occupy the location where a fully compliant screen would otherwise be located. That infrastructure cannot be relocated.

Screening improves the streetscape. A screen is proposed to soften the visual impact of the retaining wall which is visible from Laura Lane.

One small corner segment requires a variance. As a result, a small pie-shaped corner segment of the screen extends slightly beyond the 30 ft build line. The remainder of the screen would be compliant and the variance requested is for this limited segment.

KEY FACTS

0.4222

acres — Lot 39
Rollingwood Park Estates

30 ft

build line setback

8.5 ft

grade drop from slab
to curb at low end

1 segment

the only section
requiring variance

9+

neighbor support
letters, o opposed

Neighborhood Support For This Variance

9+

**Neighbor
Support Letters
Submitted**

Zero letters of opposition

Includes residents directly
across Laura Lane

Direct Line of Sight

Letters include residents on Laura Lane directly across the street — neighbors who look at this property every day and support the proposed screen.

No Objections Received

No letters of opposition have been submitted by the surrounding property owners

Neighborhood Character

Neighbors noted that the decorative breeze block privacy screen is architecturally appropriate and consistent with the character of the street.

Site Conditions Creating the Constraint

Curved lot along Laura Lane

The front property line follows the curve of the street, making a code-compliant straight wall difficult to align with the build line along its full length.

Significant grade change

The property drops approximately 8.5 feet from the house to the street, exposing the pool retaining wall to street view.

City-required drainage infrastructure

City-required riprap and French drain occupy precisely the area where a fully compliant screen would otherwise be placed — as shown on the engineer-stamped plan.

Vegetation alone is not a relic solution

Previous attempts to screen the area with vegetation were unsuccessful due to deer grazing and shallow rocky soil conditions, making durable plant screening impractical.



View from street — curved lot, slope & exposed pool wall visible · Laura Lane, Rollingwood TX

Current Site — View from Street and Yard



View from left corner of property - retaining wall visible from street level



From curb looking up — steep grade change; pool exposed above existing wall

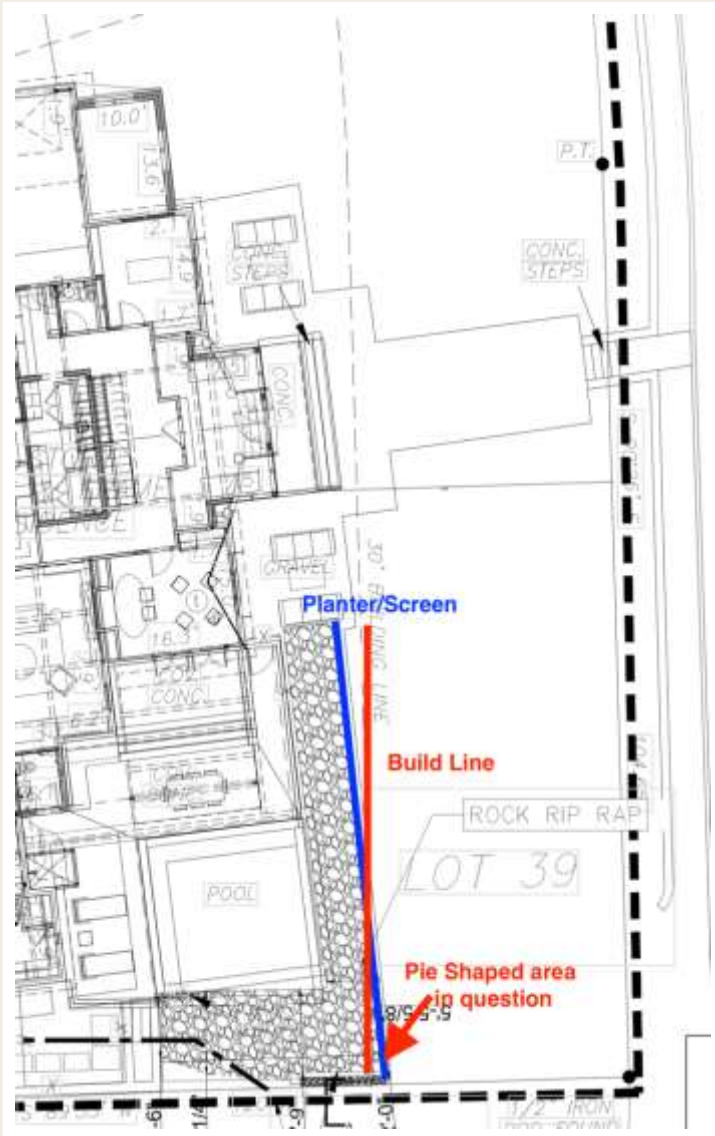


City-required riprap & French drain — occupies build-line area



Pool retaining wall visible from street - proposed screen location

City-Approved Drainage Plan Showing the Constraint



WHAT THE PLAN SHOWS

Blue line

Location of the proposed privacy screen / planter. Approximately 40 ft long.

Red line

The 30 ft build line.

Red arrow

Pie-shaped area where screen crosses the build line. The screen will be approximately 5-6 feet across the build line at the lower end.

Riprap area

City-required drainage — cannot be relocated

What We Are Asking For

4 ft

Screen Height Above Slab

Measured from the home's slab elevation and consistent for the entire length of the screen

Planter

Landscape Planter

A landscape planter below the screen softens the grade transition between street level and the base of the screen above

§107-492

One Variance Requested

Build line location for the far end of a 40 ft screen — approximately 5'-6" encroachment at the curved corner only

The architectural privacy screen is set at the slab elevation of the home — 4 feet above slab level for its entire length. This height is consistent and fixed. Due to the approximately 8.5 ft grade drop toward the street, the screen will appear lower from Laura Lane than its slab referenced height. The visual scale from the street will be modest.

Below the screen, a landscape planter softens the contour of the sloped yard, bridging the visual and physical gap between natural grade and the base of the screen.

The variance requested relates to the build line location — the curved end of the lot where the screen crosses the 30 ft build line by no more than 5'-6". The remainder of the screen is within the build line. The curve of Laura Lane, the steep slope, and City-required drainage infrastructure prevent full compliance at this corner.



DESIGN VISUALIZATION · AI-GENERATED RENDERING

Proposed Screening Solution — View from Laura Lane

▶ Breeze block privacy screen at slab elevation — 4 ft consistent height ▶ Landscape planter softens the grade transition below the screen ▶ Open steel frame maintains transparency between planter and screen

AI-generated visualization for illustrative purposes only · Actual materials and proportions per construction drawings

Proposed Screen — Street Elevation



SCREEN MATERIAL

Brick Breeze Block
(Clay Imports)

SCREEN FRAME

Steel Frame: 2x2x1/8" Tube
w/ 4x4x3/16" Posts

SCREEN HEIGHT

4 ft above
slab elevation

OPEN FRAME BELOW

Open steel frame
(not a screening element)

LANDSCAPE PLANTER

Softens the grade below
the screen

How This Request Satisfies Each Criterion



Hardship Is Not Self-Imposed

The curved lot, steep grade, and City-mandated drainage all predate this design. Due to the lot geometry and setbacks, the pool structure sits above street grade, leaving the retaining wall visible. The hardship is physical and site-specific — not self-created.



No Feasible Compliant Alternative Exists

The curved lot makes full build-line compliance impractical. City-required drainage occupies the only available space. A variance is the only feasible path — as shown on the engineer-stamped plan.



Consistent With Purpose & Intent of the Ordinance

The screen is modest in height, architecturally appropriate, and improves the streetscape by screening the exposed pool retaining wall. Granting this variance is consistent with the purpose and intent of §107-492.



Minimum Variance — Unique to This Property

Only the far end of a 40 ft screen, will it cross the build line — by approximately 5'–6". Roughly 87% of the screen is fully compliant. The combination of curved frontage, steep grade, and City drainage is specific to this lot and does not set a general precedent.



Not Detrimental to Public Health, Safety, or Welfare

This screen would provide a continuous barrier to the pool. 9+ neighbor support letters confirm no adverse community impact. The variance will not harm public health, safety, or welfare.



Screen Does Not Meet the Definition of a Fence

The screen does not tie into pool decking, does not encompass the pool, and is set at slab elevation rather than at grade. As a result, it should not be subject to fence height classification.

OUR REQUEST

We appreciate the Board's consideration of this request and respectfully ask for your approval.



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