

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: June 17, 2026

Submitted By:

Staff on behalf of Brook Brown

Agenda Item:

Staff

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Discussion and possible action on an ordinance amending Chapter 107, Section 107-3 of the Rollingwood Code of Ordinances related to Playhouses and Playscapes

Description:

At the **April 15, 2026, City Council meeting**, Councilmember Brook Brown brought forward the updated revisions regarding Playhouses and Playscapes. The new proposal amends the current definition of *Accessory building or structure* and adds a definition for *Exempt children's playhouse* and Playscape.

Councilmember Brook Brown motioned to allow the Planning and Zoning Commission to discuss the agenda item at their next meeting and to allow them to make a recommendation to Council. Phil McDuffee seconded the motion.

The motion carried with 4 in favor and 1 against (Glasheen)

At the **May 20, 2026, Planning and Zoning Commission meeting**, Commissioners discussed the updated revisions regarding Playhouses and Playscapes. The new proposal amends the current definition of *Accessory building or structure* and adds a definition for *Exempt children's playhouse* and Playscape.

Chair Bench highlighted key differences between the current proposal and the previously approved version, specifically noting reductions in maximum square footage, height, and a 10-foot minimum setback from the lot line.

Commissioners debated the proposed dimensions, with a general sentiment that the draft, as written, was too restrictive. Concerns were raised regarding the practical impact on lots where buildable area has been fully utilized, effectively preventing placement of a playhouse in side or rear yards. Discussion also addressed the undefined nature of "temporary" as it applies to structures and whether additional clarification should be incorporated into the code

Commissioner Jay van Bavel moved to approve the amended Section 107-3 definition of accessory building or structure as presented, with the following modifications to the exempt children's playhouse definition: maximum area of 100 square feet, maximum height of 10 feet, and a minimum setback of 8 feet from the lot line. The motion was seconded by Patricia Barnes.

The motion carried with 4 in favor and 1 opposed (Fleming).

Action Requested:

Discuss and approve for a public hearing the proposed ordinance amendments to Section 107-3, incorporating the Planning and Zoning Commission's recommended changes to amend the current definition of "Accessory Building or Structure" and to add new definitions for "Exempt Children's Playhouse" and "Playscape."

Note: Any actions taken will need to go through the Public Notification and Hearing process before the Planning and Zoning Commission and City Council before adoption.

Fiscal Impacts:

No significant fiscal impacts are anticipated at this time.

Attachments:

- Draft Ordinance amending the current definition of "Accessory Building or Structure" and to add new definitions for "Exempt Children's Playhouse" and "Playscape."