

Rollingwood Residential Building Heights

- May be the most difficult, nuanced set of issues before the CRCRC (CR3)
- Need to decide datum, actual numeric measurement and measurement approach
- Not necessarily co-dependent

Considerations:

Aesthetics / Quality of Life

- Neighborhood fit
- Privacy
- Views (gain or loss)
- Property rights

Financials

- Opportunity loss
- Loss of “entitlements”
- Building cost per square foot
- Nonconformance

Geography – Flat to hilly (does one size fit all?)

Building Height Definition 107-3

Building height, residential, means the vertical distance above a reference datum measured to the highest point of the building. The reference datum shall be selected by either of the following, whichever yields a greater height of the building:

(1) The elevation of the highest adjoining original native ground surface within a five-foot horizontal distance of the exterior wall of the building when such original native ground surface is not more than ten feet above the lowest grade; or

(2) An elevation of ten feet higher than the lowest grade when the original native ground surface described in subsection (1) of this section is more than ten feet above lowest grade.

Maximum Permissible Height 107-71

No portion of any building or structure (except a chimney, attic vent, lightning rod, or any equipment required by the city building code) may exceed 35 feet in height. Except as may be required by applicable codes, no chimney, attic vent, lightning rod or required equipment may extend more than three feet above the highest point of the following: the coping of a flat roof, the deck line of a mansard roof, or the gable of a pitched or hipped roof.

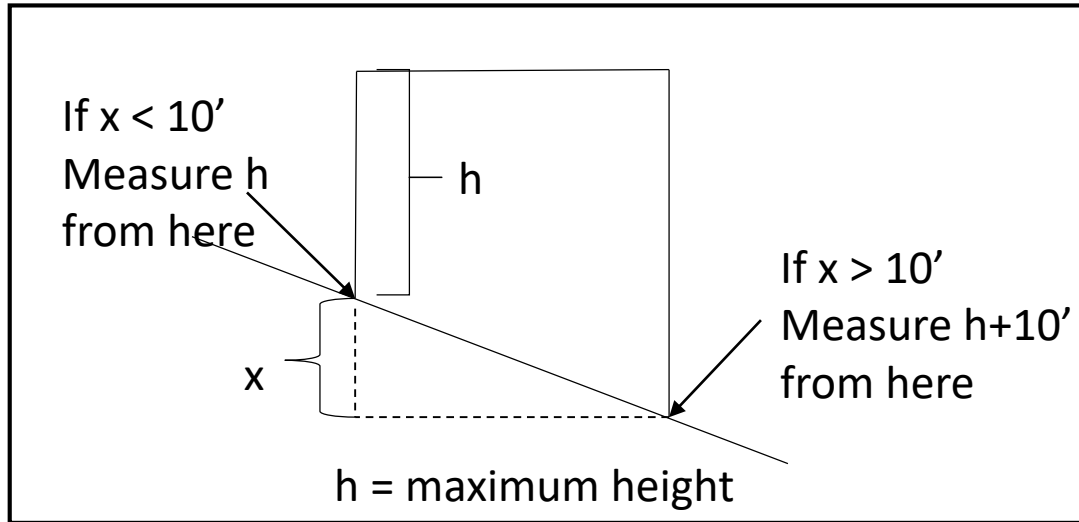
Datum

Datum	Pros	Cons
Single point	Current code	Allows for 45' walls
	Easy	"whichever is greater"
		Does not allow for slope averaging
Perimeter	Can be applied to a variety of measurement methods	Requires rigorous before and after surveys

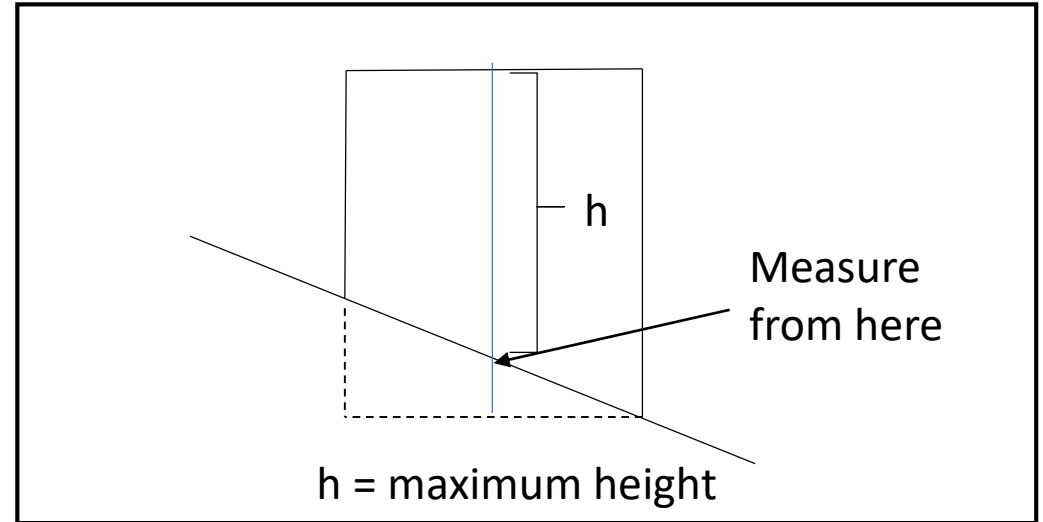
Height

Height	Pros	Cons
30'	Reasonable for hilly terrain	Too similar to West Lake Hills and Austin
	Can be worked with various pitches	Creates nonconformance
	Softens the effect of high, flat roofs	
35'	No change to code needed	More potential for uneven neighborhoods
		Max height flat roofs overwhelm neighborhood
		Impedes privacy

Proposed (current – 5' perimeter) *

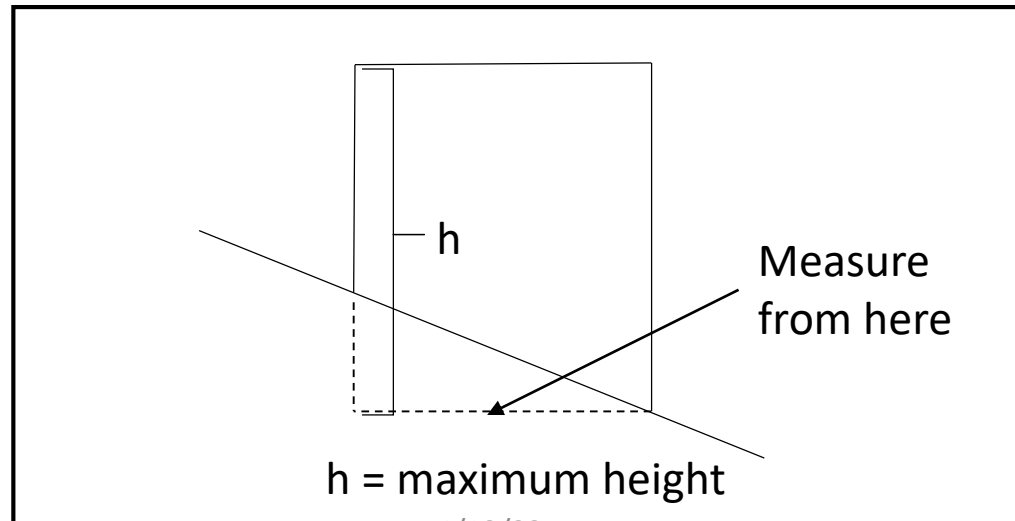


Average Elevation



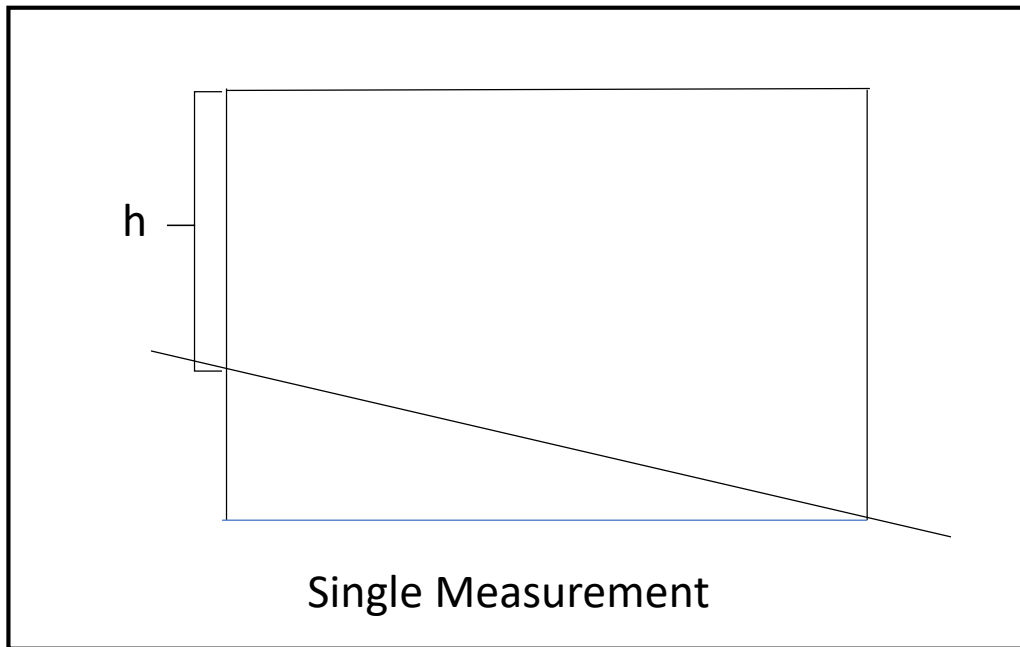
Straight up

Measurement Approach

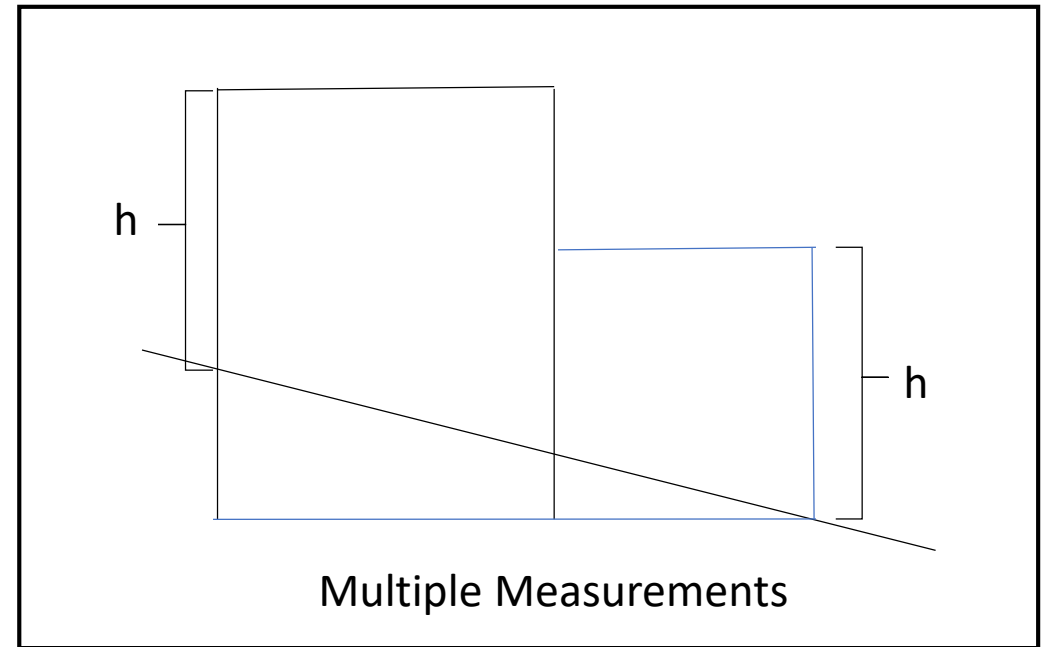


* Before City Council 4/19/23

Measurement Approach



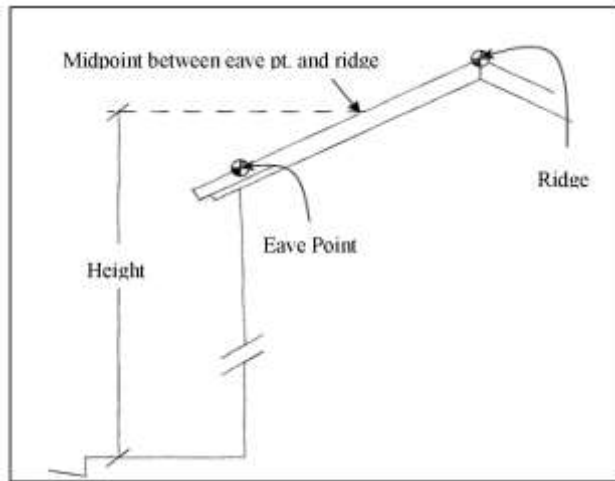
Proposed (Current - 5' perimeter)



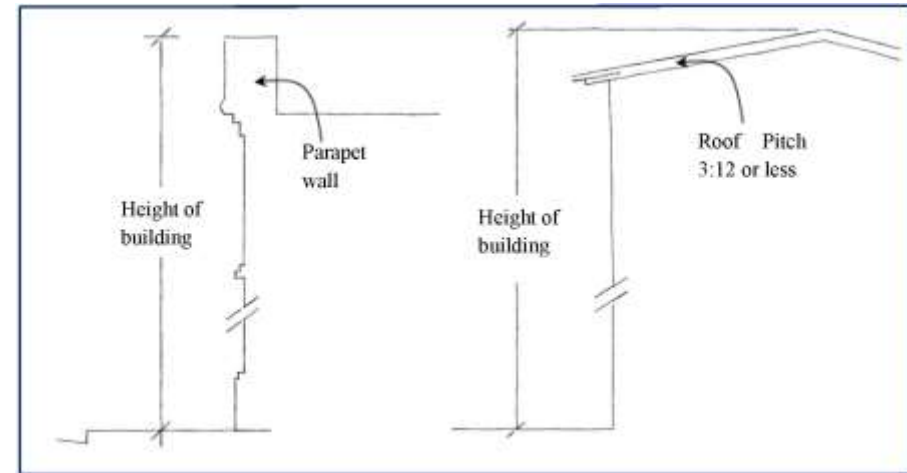
Follow slope

Sliding height by pitch

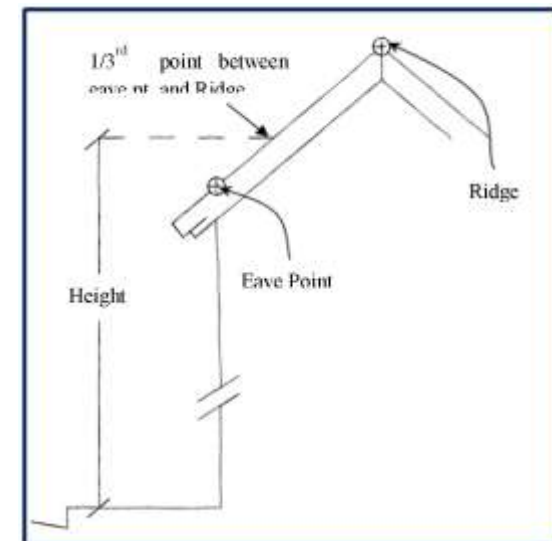
3:12 to 7:12



Flat / Low pitch



Above 7:12



2 More Considerations

- Number of allowable stories
 - 2, 2 ½, 3 or 4?
- Residential zones
 - Based on topography
 - Rules vary by zone