



CITY OF ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, February 02, 2022

The Planning and Zoning Commission of the City of Rollingwood, Texas held a regular meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on Wednesday, February 2, 2022 at 6:00 p.m.. Members of the public and the Commission were permitted to participate in the meeting virtually, as long as a quorum of the Commission and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. The public was permitted watch this meeting live and have the opportunity to comment via audio devices at the link below. The public was also permitted to participate in this meeting by dialing one of the toll-free numbers below and entering the meeting ID and Passcode.

Link: <https://us02web.zoom.us/j/5307372193?pwd=QmNUbmZBQ1lwUINjNmK5RnJreIRFUT09>

Toll-Free Numbers: (833) 548-0276 or (833) 548-0282

Meeting ID: 530 737 2193

Password: 9fryms

A video recording of the meeting was made and was posted to the City's website and is available to the public in accordance with the Texas Public Information Act upon written request.

CALL ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING TO ORDER

1. Roll Call

Acting Chair Amie Rodnick called the meeting to order at 6:02 p.m.

Present Members: Acting Chair Amie Rodnick, Michael Rhodes, Michael Hall, Tony Stein, David Bench, Brian Nash and Jordan Scott.

Also Present: Development Services Director Carrie Caylor, City Attorney Megan Santee, and Interim City Administrator Ashley Wayman.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the Planning and Zoning Commission and may be enacted by one (1) motion. There will be no separate discussion of Consent Agenda items

unless a Board Member has requested that the item be discussed, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

2. Discussion and possible action on the minutes from the January 5, 2022 Planning and Zoning Commission meeting

Tony Stein motioned to approve the consent agenda. Michael Rhodes seconded the motion.

Jordan Scott joined the meeting during this item.

The motion passed 6-0.

PUBLIC HEARING

3. Public hearing, discussion and possible action to approve a replat for 5014 Timberline Drive.

Acting Chair Amie Rodnick opened the public hearing at 6:06 p.m.

Development Services Director Carrie Caylor discussed the request for replat for 5014 Timberline Drive. She stated that staff recommendation is for approval and that the applicants have met all necessary requirements.

Acting Chair Amie Rodnick closed the public hearing at 6:07 p.m.

The Planning and Zoning Commission discussed this request for replat.

Michael Hall motioned to approve a replat for 5014 Timberline Drive. David Bench seconded the motion.

The Planning and Zoning Commission further discussed features of the replat.

The motion passed 6-0.

4. Public hearing, discussion, and possible action to consider a replat for 304 Vale Street.

Acting Chair Amie Rodnick opened the public hearing at 6:10 p.m.

Development Services Director Carrie Caylor requested that item 5 be brought up to be discussed in conjunction with this item.

Acting Chair Amie Rodnick called up item 5 to be discussed in conjunction with item 4.

Kendra Roloson, homeowner of 304 Vale, discussed why they were requesting a replat.

Brian Nash joined the meeting during this item at 6:16 p.m.

The Commission asked what was the purpose of the replat.

Development Services Director Carrie Caylor stated that staff recommended approval of this replat, but stated that it would have to be approved in conjunction with an approval of the request for subdivision variance from the plat requirements.

The Commission further discussed this replat.

Council member Sara Hutson stated that the opening remarks were not audible. She then discussed her view of the purpose of the thirty foot side-yard setbacks, and asked why this request was appearing before the Planning and Zoning Commission and not the Board of Adjustment.

Development Services Director Carrie Caylor discussed 601 Riley Road, a previous similar platting scenario that appeared before the Planning and Zoning Commission.

The Planning and Zoning Commission further discussed the conditions of the plat before them.

City Attorney Megan Santee and the Commission discussed the City's code sections that discusses variances to plats. She stated that this request was a variance from the City's platting requirements.

Development Services Director Carrie Caylor discussed the prior plat that was being amended and that the rear lot lines and orientations were not established, and that this plat would establish those lines and orientation conditions.

Kendra Roloson, the applicant, further discussed her request for the plat.

The Commission requested clarification on the side yard setback regulations and discussed tree regulations.

Acting Chair Amie Rodnick closed the public hearing at 6:37 p.m.

Jordan Scott called the question as to whether the community cared about the uniform frontages given the visible non-uniformity.

Dave Bench motioned to approve the plat variance for 304 Vale St. Michael Hall seconded the motion.

Brian Nash and Jordan Scott questioned whether a plat variance was truly required for approval of the plat.

Kendra Roloson further discussed that the neighboring property with which boundaries are shared, show no record in the real property records where the frontages and easements.

The motion passed 6-0 with one abstention.

Jordan Scott motioned to approve the plat as submitted. Tony Stein seconded the motion.

The motion passed 6-0 with one abstention.

REGULAR AGENDA

5. Discussion and possible action to consider a subdivision variance for 304 Vale Street.

This item was discussed and acted on in conjunction with item 4.

6. Discussion and possible action to elect a Chair of the Planning and Zoning Commission

Jordan Scott announced that he would be resigning from the Planning and Zoning Commission.

Acting Chair Amie Rodnick stated that she would serve as the acting chair for the next meeting and that it would be put on the next agenda.

The Commission further discussed the future election of a chair.

ADJOURNMENT OF MEETING

The meeting was adjourned at 7:03 p.m.

Minutes Adopted on the 30th day of March, 2022.

Amie Rodnick, Acting Chair

ATTEST:

Ashley Wayman, Assistant City Administrator