

1                                   **ORDINANCE NO. 2025-XX-XX-XX**

2           **AN ORDINANCE AMENDING CHAPTER 107, SECTION 107-3**  
3           **AND ADDING SECTION 107-85 OF THE CITY OF**  
4           **ROLLINGWOOD’S CODE OF ORDINANCES RELATED TO**  
5           **PLAYHOUSES AND PLAYSCAPES; PROVIDING FOR**  
6           **SEVERABILITY AND AN EFFECTIVE DATE.**

7           **WHEREAS**, the City of Rollingwood is a General Law Type A City under the  
8 statutes of the State of Texas; and

9           **WHEREAS**, the Texas Local Government Code Chapter 211 provides authority to  
10 regulate the height, number of stories, and size of buildings and other structures such as  
11 playhouses and playscapes; and

12           **WHEREAS**, the City Council of the City of Rollingwood (“City Council”) finds  
13 that scale and placement of playhouses and playscapes can impact the character of  
14 residential neighborhoods by affecting the spacing between structures, visibility from  
15 adjacent properties, and overall aesthetic harmony; and

16           **WHEREAS**, the City Council finds and determines that playhouses and  
17 playscapes, particularly those of significant height or located near property lines, can  
18 impact the privacy and quiet enjoyment of adjacent properties by creating sightlines into  
19 private spaces and generating noise; and

20           **WHEREAS**, the City Council finds and determines that unregulated placement or  
21 oversized playhouses and playscapes may create safety concerns, obstruct views, or lead  
22 to neighborhood disputes regarding setbacks, visual impact, and compatibility with  
23 surrounding structures; and

24           **WHEREAS**, the City Council finds and declares that establishing reasonable  
25 regulations for the size and location of playhouses and playscapes is essential to  
26 maintaining the character of residential areas, minimizing conflicts between neighbors, and  
27 ensuring that such structures are safely and appropriately integrated within properties.

28           **NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**  
29 **OF ROLLINGWOOD, TEXAS, THAT:**

30           **SECTION 1.** All the above premises are hereby found to be true and correct legislative  
31 and factual findings of the City Council and are hereby approved and incorporated into the  
32 body of this Ordinance as if copied in their entirety.

33           **SECTION 2.** Code Amendment. The following sections of the Rollingwood Code of  
34 Ordinances are hereby amended as follows with ~~strike-throughs~~ being deletions from the  
35 Code and underlines being additions to the Code:

36           Section 107-3 and 107-85 is amended as follows:

37                   **Sec. 107-3. – Definitions.**

38 Playhouse means a freestanding temporary structure with a roof supported  
39 by walls and is designed as a toy for children's activities, which will not be  
40 supplied by utilities.

41 Playscape means a freestanding temporary structure that is mostly  
42 unenclosed, has no solid floor at grade level or within 48 inches of grade,  
43 and is designed for children's activities. A playscape typically consists of a  
44 swing, slide, and climbing walls or ladder.

45 **Sec. 107- 85 Playhouse and Playscape.**

- 46 (a) Playhouse and playscape are exempt from regulations for accessory  
47 buildings or structures, if they comply with the regulations outlined in  
48 this subsection.
- 49 (b) Playscapes may be in a required side or rear yard.
- 50 (c) Playhouses less than [redacted] feet in height may be in a required side or  
51 rear yard
- 52 (d) Playhouses exceeding [redacted] feet in height may be in a required side or  
53 rear yard if all of the following conditions are met:
- 54 (1) The maximum height, measured to the topmost part of the  
55 playhouse, does not exceed [redacted] feet above natural grade;
- 56 (2) The total area of the playhouse shall not encroach [redacted] square  
57 feet in a required rear yard and not to encroach [redacted] square feet  
58 in a required side yard; and
- 59 (3) The playhouse must be set back at least [redacted] feet from any  
60 property line.
- 61 (e) For corner lots a playhouse exceeding more than [redacted] feet in height  
62 and no taller than [redacted] feet in height, shall be allowed in both the  
63 required side yard and required rear yard so long as it is a minimum of  
64 [redacted] feet from the curb and no greater than [redacted] square feet of surface  
65 area.

67 **SECTION 3.** All provisions of the ordinances of the City of Rollingwood in conflict with  
68 the provisions of this ordinance are hereby repealed to the extent of such conflict, and all  
69 other provisions of the City of Rollingwood ordinances which are not in conflict with the  
70 provisions of this ordinance shall remain in full force and effect.

71 **SECTION 4.** Should any sentence, paragraph, sub-article, clause, phrase or section of this  
72 ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not  
73 affect the validity of this ordinance as a whole, or any part or provision thereof other than  
74 the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity  
75 of the Code of Ordinances as a whole.

**Commented [AP1]:** Is there a specific time frame intended for temporary? What is the purpose of adding this term? If the intent is to allow the City to remove it at a later date, we may want to define temporary more clearly.

**Commented [CZ1R2]:** Temporary does imply that it will come down at some point. May need to clarification on intent.

**Commented [NS2]:** Definition options for 'temporary':

*Temporary means a structure that is not permanently affixed to the ground, may be relocated without structural alteration.*

*Temporary means a non-permanent structure that is not connected to utilities; rests on skids, blocks, or other non-permanent supports; and can be moved or removed without excavation or structural modification.*

*Temporary means a structure placed on a site for a limited duration and not intended or constructed for permanent installation*

**SECTION 5.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

**APPROVED, PASSED AND ADOPTED** by the City Council of the City of Rollingwood, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Gavin Massingill, Mayor

ATTEST:

\_\_\_\_\_  
Makayla Rodriguez, City Secretary