

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: August 19, 2026

Submitted By:

Staff

Agenda Item:

Discussion and possible action to receive a recommendation from the Planning and Zoning Commission, and to set a public hearing date or dates, jointly or separately, with the Planning and Zoning Commission on a proposed ordinance to amend Chapter 107- Zoning, Article IV.- Changes in Regulations or Zoning District Boundaries to conform to statutory changes affecting Chapter 107 – Zoning

Description:

Sections 211.006 and 211.0061 of the Texas Local Government Code, as amended by House Bill 24 of the 89th Legislative Session, establish procedures for protests to proposed changes in zoning regulations or district boundaries, including thresholds for property owners' written protests, rules for calculating affected land area, and voting requirements for city councils, including a higher threshold for certain residential development changes.

Sections 211.007 and 211.020 of the Texas Local Government Code, as amended by House Bill 4506 of the 89th Legislative Session, authorize municipalities to provide required notices of zoning hearings electronically to property owners who have opted in, in addition to traditional mailed notices, to improve accessibility and efficiency of public notice.

Portions of the City's existing zoning procedures are also inconsistent with current state law as amended by House Bill 929 of the 88th Legislative Session, which are addressed in the proposed ordinance language.

At the **August 5, 2026 Planning and Zoning Commission meeting**, the following motions were made to change some language references:

Jay van Bavel moved to approve amendments to the proposed ordinance by revising line 198 to read, "hold a public hearing on the zoning change, at which parties in interest and citizens will have an...", replacing the term "application/petition" with "zoning change." The motion also included replacing "application/petition" with "zoning change" in lines 202 and 203. Jerry Fleming seconded the motion. The motion carried with 5 in favor and 0 against.

The Commission discussed the removal of language related to the current supermajority voting requirement for zoning recommendations under Section 107-520(c), noting that recent changes in state law eliminated the ability for City of Rollingwood to have the special procedure. Members also sought clarification on how City Council would handle Planning and Zoning recommendations for zoning changes. City Attorney Stanley Springerley explained that both approval and disapproval recommendations are forwarded to City Council, which acts by majority vote in accordance with state law. The Commission agreed to amend the language to clarify this process.

Jerry Fleming moved to amend Sec. 107-522(b) to read “If the Commission recommends approval or disapproval of the zoning change” etcetera. Genie Nyer seconded the motion. The motion carried with 5 in favor and 0 against.

Jay van Bavel moved that the Commission report this item and the proposed amendments made this evening be sent to the City Council with the recommendation that it be set for public hearing. Jerry Fleming seconded the motion. The motion carried with 5 in favor and 0 against.

Action Requested:

Discuss and take action on the recommendation from the Planning and Zoning Commission, and set a public hearing date or dates, jointly or separately, with the Planning and Zoning Commission on the proposed ordinance to amend Chapter 107- Zoning, Article IV.- Changes in Regulations or Zoning District Boundaries to conform to statutory changes affecting Chapter 107 – Zoning

Fiscal Impacts:

No significant fiscal impacts are anticipated at this time.

Attachments:

- Summary of changes memo
- Draft ordinance amending Chapter 107- Zoning, Article V.- Administration and enforcement, Division 4.- Changes in regulations or zoning district boundaries of the Rollingwood Code of Ordinances
- Redlined Exhibit A - Chapter 107- Zoning, Article V.- Administration and enforcement, Division 4 amendments