



CITY OF ROLLINGWOOD BOARD OF ADJUSTMENT MEETING MINUTES

Wednesday, May 25, 2022

The Board of Adjustment of the City of Rollingwood, Texas held a meeting, open to the public, in the Municipal Building at 403 Nixon Drive in Rollingwood, Texas on May 25, 2022. Members of the public and the Board of Adjustment were able to participate in the meeting virtually, as long as a quorum of the Board of Adjustment and the presiding officer were physically present at the Municipal Building, in accordance with the Texas Open Meetings Act. A video recording of the meeting was made and will be posted to the City's website and available to the public in accordance with the Texas Public Information Act upon written request.

CALL BOARD OF ADJUSTMENT MEETING TO ORDER

1. Roll Call

Acting Chair Brad O'Donnell called the meeting to order at 6:01 p.m.

Present Members: Chair Brad O'Donnell, Susan Hinton, Kevin Schell, Keith Martinson, and Gerald Speitel.

Also Present: Interim City Administrator Ashley Wayman, City Attorney Charles Zech, Mayor Pro Tem Sara Hutson, Council Member Brook Brown, and City Secretary Desiree Adair.

PUBLIC COMMENTS

The following individuals spoke during public comments:

- Interim City Administrator Ashley Wayman introduced City Secretary Desiree Adair and Planner Brandon Melland, of K. Friese + Associates.

CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the Board of Adjustment 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 April 19, 2022 Board of Adjustment meeting

Keith Martinson moved to approve the consent agenda. Gerald Speitel seconded the motion. The motion passed 5-0.

PUBLIC HEARING

2. Public hearing, discussion, and possible action on a request for variance from section 107-36 to allow a driveway to occupy the setback at 2 Chris Cove and Lot A Alaimo Acres

Chair Brad O'Donnell opened the public hearing at 6:03 p.m.

Linda Sullivan, of Clean Tag Permits, spoke for the owners of the property. She asked for a total of 4 variances. Two variances for the Laura Lane lot which is land locked, and two variances for 2 Chris Cove which is adjacent to 2905 Stratford Lane in Austin. All three of these lots are owned by the same owners. The variance requests permission for a driveway to encroach into the setbacks for these properties. She discussed property history, purchase dates, topography, limited frontage, and safety. Ms. Sullivan discussed privacy, reasonable use, and impacts on neighboring lots.

Brandon Melland, of K. Friese + Associates, discussed the staff report regarding this variance request and options for the owners.

Chair Brad O'Donnell asked Linda Sullivan to describe the hardship presented. The Board of Adjustment discussed the option for replatting.

City Attorney Charles Zech discussed the properties where the variances would apply.

Chair Brad O'Donnell closed the Public Hearing at 6:20 p.m.

The Board discussed the potential hardship concern, setbacks, and other options. The Board discussed Section 107-492 of the City code.

Chair Brad O'Donnell moved to approve the variance from section 107-36 to allow a driveway to occupy the setback at 2 Chris Cove and Lot A Alaimo Acres based on the findings under City Code Section 107-492. Gerald Speitel seconded the motion. The motion failed with 0 in favor and 5 against at 6:30 p.m.

3. Public hearing, discussion, and possible action on a request for special exception pursuant to section 107-491(a)(1) allowing for the reconstruction of a nonconforming building or structure that has been damaged by fire or other cause

Chair Brad O'Donnell opened the public hearing at 6:30 p.m. and discussed the special exception requirements.

Katya Smith, 3202 Pickwick Lane, discussed the property issues and safety concerns.

Nicolas Sfeir, of EEF Custom Homes, spoke regarding the safety issues of the property.

Brandon Melland, K. Friese + Associates, discussed the staff report regarding this variance request.

Chair Brad O'Donnell closed the public hearing at 6:46 p.m.

The board discussed the history of the property and compliance with building codes.

Chair Brad O'Donnell moved to approve the special exception pursuant to section 107-491(a)(1) allowing for reconstruction of a nonconforming building or structure that has been damaged by fire or other cause because we found that it met the requirements of section 107-491(a)(1). Kevin Schell seconded the motion. The motion passed with 5 in favor and 0 against at 6:52 p.m.

ADJOURNMENT OF MEETING

Chair Brad O'Donnell adjourned the meeting at 6:56 p.m.

Minutes Adopted on the _____ day of _____, 2022.

Brad O'Donnell, Chair

ATTEST:

Desiree Adair, City Secretary