



CITY OF ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, March 05, 2025

The Planning and Zoning Commission 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 March 5, 2025. Members of the public and the Planning and Zoning Commission were able to participate in the meeting virtually, as long as a quorum of the Planning and Zoning Commission 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 ROLLINGWOOD PLANNING AND ZONING COMMISSION MEETING TO ORDER

1. Roll Call

Chair Dave Bench called the meeting to order at 6:04 p.m.

Present Members: Chair Dave Bench, Jerry Fleming, Michael Hall, Genie Nyer, and Michael Rhodes

Tony Stein joined the meeting at 6:11 p.m.

Brian Nash joined the meeting at 6:45 p.m.

Also Present: City Administrator Alun Thomas, Interim City Secretary Makayla Rodriguez, Development Services Manager Nikki Stautzenberger, City Planner Amanda Padilla, and Council Member Brook Brown

PUBLIC COMMENTS

There were no public comments.

PRESENTATIONS

2. Presentation by AlterStudio regarding the assessment of residential building height and proposed height measurement using properties located at 2403 Bettis Boulevard, 5 Rock Way, 4715 Timberline Drive, and 4902 Timberline Drive

Chair Dave Bench introduced Sam Alamo, an architect of AlterStudio as well as explained that his presentation will show the comparison of the segment measurement method and the parallel plane method.

Mr. Alamo displayed and discussed graphical models of the properties at 2403 Bettis Boulevard, 5 Rock Way, 4715 Timberline Drive, and 4902 Timberline Drive and described the impact that the segment measurement method and the parallel plane method had on the homes.

Tony Stein joined the meeting at 6:11 p.m.

The Planning and Zoning Commission discussed and asked questions regarding the difference between the impact of the segment measurement method and the parallel plane method. Sam Alamo explained that the parallel plane method is simpler than the segment measurement method.

Brian Nash joined the meeting at 6:45 p.m.

CONSENT AGENDA

2. Discussion and possible action on the minutes from the February 5, 2025 Planning and Zoning Commission meeting

Brian Nash moved to approve the meeting minutes. Jerry Fleming seconded the motion. The motion carried with 7 in favor and 0 against.

REGULAR AGENDA

4. Discussion of next steps for the joint public hearing on March 26, 2025 regarding AlterStudio's assessment of residential building height and proposed height measurement using properties located at 2403 Bettis Boulevard, 5 Rock Way, 4715 Timberline Drive, and 4902 Timberline Drive

The Planning and Zoning Commission provided their input to Sam Alamo regarding the content they would like to include in the presentation for the upcoming joint public hearing, such as adding scale and dimensions to the models for additional context.

Brian Nash left the meeting at 6:59 p.m.

Council Member Brook Brown shared that she would like to put additional information regarding the impact of the proposed methods in the next presentation at the joint public hearing.

The Planning and Zoning Commission continued their discussion on the presentation and identified additional elements they would like to include in the next presentation for the upcoming joint public hearing. They continued to ask Sam Alamo questions regarding his experience with designing homes and using building height methods in other cities.

Development Services Manager Nikki Stautzenberger discussed the plan review process with ATS Engineers and K. Freise and Associates.

Jeff Ezell, resident at 4705 Timberline Drive, shared concerns regarding the parallel plane method and the impact to pitched roof homes.

The Planning and Zoning Commission discussed the current height ordinance, the proposed building height and building measurement methods, and how they are measured.

Chair Dave Bench moved to item 7.

5. Discussion and possible action on defining yard equipment and accessory structures

Jerry Fleming discussed playscapes and playhouses and how they differ. He recommended creating separate definitions for playscapes and playhouses. The Planning and Zoning Commission discussed his recommendation and other considerations.

Michael Rhodes moved to approve the playhouse and playscape language as written as proposed by Jerry Fleming. Jerry Fleming seconded the motion.

The Planning and Zoning Commission continued to discuss playhouse placement in required yards.

Chair Dave Bench moved to amend the motion replace point 2 to have a maximum area not to exceed 120 feet in a rear required yard, not to exceed 50 feet in a required side yard, and to remove the last 2 lines. Michael Rhodes accepted the amendment. The motion carried with 6 in favor and 0 against.

The Planning and Zoning Commission discussed definitions and requirements for mechanical equipment.

Michael Rhodes moved that 107-3 under mechanical equipment is changed to say “mechanical equipment means heating and air conditioning units, pool equipment, and household generators”. Tony Stein seconded the motion. The motion carried with 6 in favor and 0 against.

6. Discussion and possible action on a recommendation for fence construction materials

Michael Rhodes moved to table the item. Genie Nyer seconded the motion. The motion carried with 6 in favor and 0 against.

7. Discussion and possible action regarding Planning and Zoning members availability for the March 26, 2025, public hearing regarding an ordinance amending Chapter 107 of the City of Rollingwood code of Ordinances related to residential building heights and height measurement, and possible alternative dates for a Planning and Zoning public hearing

The Planning and Zoning Commission and Council Member Brook Brown discussed next steps, noticing requirements, the upcoming joint public hearing, and possible alternative joint public hearing meeting dates.

Chair Dave Bench moved to establish May 7th as the tentative public hearing date for discussion and action. Tony Stein seconded the motion. The motion carried with 6 in favor and 0 against.

Chair Dave Bench moved to item 5.

ADJOURNMENT OF MEETING

The meeting was adjourned at 10:30 p.m.

Minutes adopted on the _____ day of _____, 2025.

Dave Bench, Chair

ATTEST:

Makayla Rodriguez, City Secretary