

**From:** catherine horne [REDACTED]  
**Date:** June 9, 2023 at 10:40:36 AM GMT+3  
**To:** [CRCRC@rollingwoodtx.gov](mailto:CRCRC@rollingwoodtx.gov)  
**Subject:** Fwd: RW

Sent from my iPhone

Begin forwarded message:

**From:** catherine horne <[REDACTED]>  
**Date:** April 29, 2023 at 8:59:50 PM GMT+3  
**To:** [CRCRC@rollingwoodtx.gov](mailto:CRCRC@rollingwoodtx.gov)  
**Subject:** RW

Good day. I would like the following to be added to our code:

1. No 3 or 4 story homes. Explicitly stated. If someone does a below ground level parking that is a story. Simply put 1 and 2 story homes only.
2. Foundation height- stop the 10 foot foundations. prime example is betty's and vale new construction on the corner. sorry you bought a sloped lot but you knew what you were buying.
3. Keep existing side and front set backs but add an additional 5 to 10 feet along the back fence line. The size of the homes being built call for a tad more distance.
4. I am opposed to limits on impervious coverage.
5. There needs to be deterrents in our code for rule breakers- work stoppage, hefty initial fines w a period of time to correct then daily punitive fines if not fixed. No more build it bc nothing to deter it and get a variance later.
6. construction noise- 7am is too early for jack hammering and 6 pm is too late. 8-5 and not on weekends. happy to share my video from my porch at 6pm on a tuesday night- unable to enjoy a cool evening bc of the noise.

Thank you!

Catherine Horne

Sent from my iPhone

**From:** Duncan Ashworth [REDACTED]  
**Sent:** Monday, June 12, 2023 3:21 PM  
**To:** Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>  
**Subject:** Inputs for the CRCRC

My main interests are:

1. Get the drainage project physically started -especially the first phase along Nixon-Hatley-Pleasant
2. Let's get an estimate on how much it would cost to bury the overhead utilities. It would greatly improve the look of Rollingwood.
3. Increase the set-back requirements so new houses are not jammed right next to each other.
4. Redefine the building height restrictions as presented at the last CRCRC meeting to avoid new homes peering down into the neighbor's back yard and destroying their privacy.

Thanks,  
Duncan Ashworth  
2910 Hatley Dr.

**From:** Kathryn Turpin [REDACTED]  
**Sent:** Tuesday, June 13, 2023 9:24 AM  
**To:** Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>  
**Cc:** kathryn turpin [REDACTED]  
**Subject:** Comments for the Comprehensive Residential Code Review Committee

I live at 2403 Rollingwood Drive, and I have the following comments regarding the residential zoning issues facing the City of Rollingwood:

1. The citizens (and the elected and appointed city officials) must be proactive about the zoning rules.

- This is the only way that we can plan for and have the kind of city that **we** want.
- Otherwise, we have the kind of city that **developers** want.
- I am not opposed to folks making money on real estate, by the way. I just believe that the city does not owe developers the unfettered right to build **any** size, shape, or height of residence that they want to build.

2. I strongly feel that we need to do more to protect the tree cover in the City.

- Trees help clean the air (that old photosynthesis trick!), provide shade, play important roles in the ecosystem, support birds and other creatures, **and** increase the value of homes and the neighborhood.
- Property owners should not be prohibited from removing **any** trees from their lot (I had to have a tree removed from my lot and there are always trees that become damaged or sick).
- But *reasonable* restrictions on the removal of large trees would be, well, reasonable and a very good idea.

3. I think increasing the amount of permissible impervious cover on a lot would go a long way to mitigating even further issues with drainage in the city.

- Plus, restricting impervious cover would help make sure that homes do not cover the *entire* lot.

4. I think increasing the set-back on lots would also help to retain the quality and nature of the city.

- This would also help protect the privacy of the neighboring homeowner.

5. Finally – I would definitely be in favor of some height restrictions on new structures in the city.

Thank you for serving on this Committee.

Kathryn

***Kathryn L. Turpin***  
***O: 512.476.0005***  
***M: 512.423.2575***

From: Sandra Farrell [REDACTED]  
Sent: Monday, June 12, 2023 11:15 PM  
To: Ashley Wayman <[awayman@rollingwoodtx.gov](mailto:awayman@rollingwoodtx.gov)>  
Cc: westbank [REDACTED]  
Subject: Ordinances

I would like express my concern about Rollingwood and it's ordinances.

People love Rollingwood, they love the neighborhood "feeling", the wonderful trees and the green space between houses. Then the first thing they do is cut down all the trees. They scalp the lot and then put in the most square footage they can to optimize their lot, destroying what we love about Rollingwood.

I would like to see the setbacks either increased or the question of overhangs not be in the setback. Our heritage oaks need more protection. Replacing them with a much smaller new tree does not compare.

I would like to see height be from the base of the foundation. The 4-6' foundation above ground encroaches on our neighbors which is the case at Nixon and Pleasant Dr.

The height restrictions should not allow a four story house which is being built on 3225 Park Hills Dr. Using the creek to configure the height, should not have been allowed.

Please preserve the character of Rollingwood by enforcing present and future ordinances.

Thank you for tackling these problems.

Sandra Farrell  
3223 Park Hills Dr.

**From:** ross hindman [REDACTED]  
**Sent:** Tuesday, June 13, 2023 10:45 AM  
**To:** Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>  
**Subject:** Home Size

Resident since 1972. Owner previously of 2 Ranch Houses in RW at same time-- now I own just one which is Homestead at 501 Ridgewood (Ne corner of Pickwick and Ridgewood-- last house in RW. I am 85 years old and want maximum price for house and lot to give to Charity. One story Ranch Houses were the order-of-the-day, now, 2 and 3 story "mcmansions" with pools are. Change happens. Get over it! Dr. Ross Hindman: [REDACTED]

**From:** SUSAN SANDERS [REDACTED]  
**Sent:** Wednesday, June 14, 2023 2:21 PM  
**To:** Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>  
**Subject:** citizen feedback and concerns

Dear Committee Members,

First of all thank you very much for serving on this committee and using your best judgement for all concerned.

My comments are short:

House size should be controlled. I don't have a "number", but this overbuilding is like pornography - "you know it when you see it."

Footprint of the home should not be so large as to take up most of the lot

Heights of new homes/remodels should not loom over neighbors

Speculators / builders need to behave and quit building the tallest, most square foot houses to maximize profits. It leaves current residents with reduced home values and reduced enjoyment of their homes. How can we put a value on that?

Yours truly,

Susan Ashworth (resident of Rollingwood since 1981)

2910 Hatley Drive

From: Dave Bahler [REDACTED]  
Sent: Wednesday, June 14, 2023 5:10 PM  
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>  
Cc: Josette Bahler [REDACTED]  
Subject: Comments on CRCRC Recommendations to RW City Counsel

Dear Committee Members:

We have been Rollingwood residents for almost 35 years and have concerns about the changes in the size of the homes being built, particularly in the last five years or so. We are mostly concerned about the height and size of the new homes being built — lot line to lot line, three or four stories tall and over 10,000 square feet in some cases. Many of these new structures completely dominate the building lots.

In 1988 when we moved in, all Rollingwood houses were on septic systems and as a practical matter the size of the house was dictated by the size of the septic field. For example, our lot is just under 1/2 acre and when we added on in 1992, we put in the largest septic field possible and the size of our septic field limited us to a 4,300 square foot house.

We have now all been connected to city sewer thus eliminating the need for septic field space, but the setbacks and other building restrictions have not been changed. Now, residents can use the space once required for a septic field to put up additional square footage. This likely contributed to the mega-mansion situation we find ourselves in today.

We think that the RW building code should be amended to address this issue. Many of these new homes tower over their neighbors and really encroach on their privacy. We think if the size of the house (square footage, height, or both) were required to be more proportional to the size of the lot it would really make a positive difference.

We appreciate your effort in trying to come up with a cohesive plan that addresses the concerns of the existing residents while balancing that with the financial realities of home and lot prices in today's market. Thank you for taking our concerns into consideration.

Dave and Josette Bahler  
105 Laura Lane (Since 1988)



From: Gwen Barton [REDACTED]  
Sent: Thursday, June 15, 2023 1:09 PM  
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>  
Subject: Feedback

Hello,

I live at 4915 Timberline Dr. My comment is to "grandfather in" already built homes to any potential future codes.

We have lived here for 18 years, and our home is on a slope. We drive into the garage, and then we have two levels on top of the garage. We would not be able to afford to restructure our property to fit a height code.

Gwen Barton

On the go from my iPhone

From: Pam Reese [REDACTED]  
Sent: Thursday, June 15, 2023 4:36 PM  
To: Comprehensive Residential Code Review Committee <CRCRC@rollingwoodtx.gov>  
Subject: My concern about enforcement of zoning rules

To whom it may concern:

I am concerned about the many new houses going up that appear to be almost lot line to lot line. Isn't there an impervious cover requirement any longer? Also, there a few solid walls or fences in front yards that are 6 to 8 feet in height.

Massive houses with imposing walls is not the "look" I had hoped to see in our community.

Regards,

Pam Reese

10 S Peak Rd

Sent from my iPad

**From:** Ricky Joshi [REDACTED]

**Sent:** Thursday, June 15, 2023 1:16 PM

**To:** Ashley Wayman <[awayman@rollingwoodtx.gov](mailto:awayman@rollingwoodtx.gov)>; [dadair@rollingwoodtx.gov](mailto:dadair@rollingwoodtx.gov);  
[arobinson@rollingwoodtx.gov](mailto:arobinson@rollingwoodtx.gov); [kglasheen@rollingwoodtx.com](mailto:kglasheen@rollingwoodtx.com); [bbrown@rollingwoodtx.com](mailto:bbrown@rollingwoodtx.com);  
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[crcrc@rollingwoodtx.gov](mailto:crcrc@rollingwoodtx.gov)

**Subject:** Rollingwood Comprehensive Residential Code Review Comments

Hi All,

I'm a new resident moving into 303 Pleasant Drive.

It's my strong feeling that the integrity of Rollingwood's residential nature is critical to keeping the beauty and cohesiveness of our wonderful community. I feel that without restrictions, opportunistic builders will continue to overbuild on lots. This significantly diminishes the quality of life for surrounding neighbors, and I feel is also deleterious to neighboring property values.

I personally am faced with a straight wall building edge on a new home going up next to mine that is 3 high stories tall (right at the 7.5ft setback). While nothing can be done about this building, I'm very worried about new homes that are 3 and 4 stories tall significantly impacting the sanctity of the community. It feels like this will be a race to the bottom (or "top") as more developers realize they can maximize square footage and height at the expense of their neighbors' sunlight and views.

Here are a few points:

- 1) The 45 ft height allowance for sloped lots allows for "high rise" type buildings that significantly overshadow neighboring homes - Neighboring flat lots below them are significantly now disadvantaged. Even the 35 foot allowance, right at the setback, seems overbearing to neighboring homes.
- 2) The 45ft height allowance can currently be taken advantage of to make super tall front facing highrise type homes which do not sit the spirit of a residential community.
- 2) The lack of fair FAR restrictions allows for overbuilding that will impact drainage and negatively impact neighborhood feel.

Here are a few proposed ideas:

- 1) Eliminating the 45ft slope allowance (with exceptions for houses whose front yards on a downward slope or back-facing).
- 2) **McMansion Ordinance** (tent rule) to allow neighbors to keep their signlines and sense of space. Walls going up to the edge of lots are problematic in my opinion.
- 3) FAR restrictions of 45-50% that fairly allow for large homes but with reasonable lot presence.
- 4) Impervious cover rules to allow for reasonable drainage

Thanks!

Ricky

**From:** [REDACTED]

**Sent:** Thursday, June 15, 2023 7:41 PM

**To:** Ashley Wayman <[awayman@rollingwoodtx.gov](mailto:awayman@rollingwoodtx.gov)>

**Subject:** RE: CRCRC: Posters and Comment Cards From Public Workshop on Display at City Hall

Add the Gene & Theresa Brawley to the list about new homes being built. There is a huge one being built next door to us at 3210 Pickwick & the construction trucks are blocking our driveway. Also, there is a sign that needs to be cleaned up that says no parking in front of the curb on the west side of our lot. We have lived here since 1964 & I was on the park commission for six years & it came with me & my husband at that time. Now Gene is in Brookdale recovering from a stroke but he would agree with what I say. I came home early because of the potential for storms tonight & will go back & see him again in the morning, weather permitting. Theresa Brawley