

## **Next steps**

- Determine how to collaborate on reviewing source documents (pending city response)
- Determine how to collaborate regarding CRCRC work material (pending city response)

## **Source documents to locate**

- RW residential code
- Westlake Hills residential code
- International building code
- Zoning code
- Definitions referenced by Councilmember Brown

## **Sub-committee research items**

- Which of the homes in RW are edge cases that will have the largest impact to proposed rule changes? What would be the impact of changes to those home?
- What is the impact of being non-conforming?
- Is there general data on the property value impact of a home becoming non-conforming?
- UT student to provide impact of IC rules on the drainage
- Develop survey

## **Candidates for sub-committees**

The following residents have indicated they may be interested in volunteering for a sub-committee:

- Jeff Ezell
- Tony Broglio

## **Resident email issues**

- Height limit
- Setbacks
- Tree ordinance
- Enforcement

- IC restrictions
- Unintended consequences

### Jeff's questions

- How are measurements taken on the completed home to compare the heights with the natural grade, since the final home is now sitting on existing grade?

### RW Resi Survey Insights

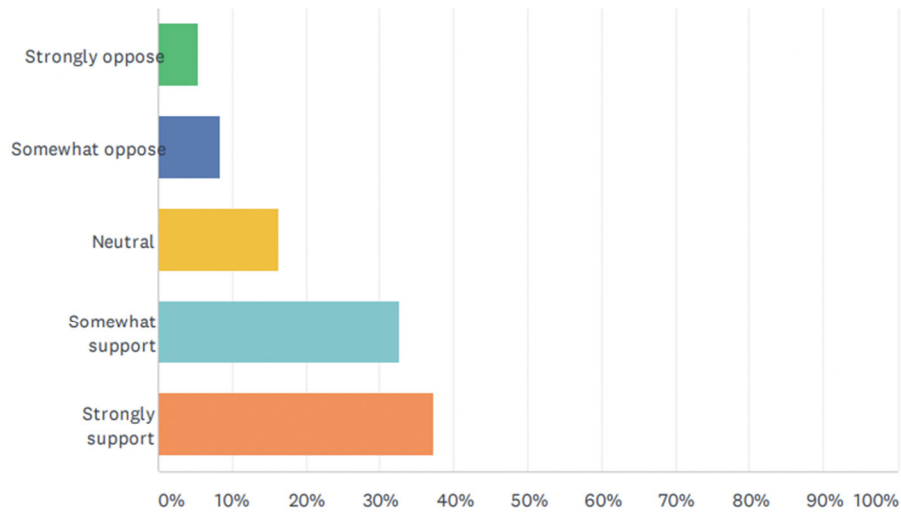
Q1

- Wants more sidewalks
- More trees
- Stay the same

Q15

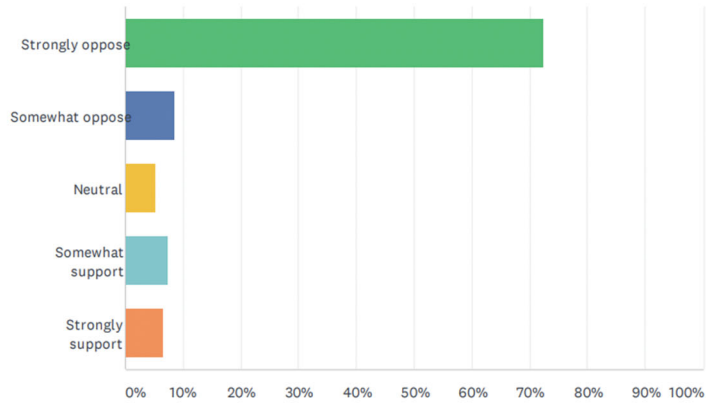
#### Q15 Provide additional shade through tree planting

Answered: 333 Skipped: 40



### Q39 Encourage additional housing options (apartments, condos, or other non-single-family residences, etc.)

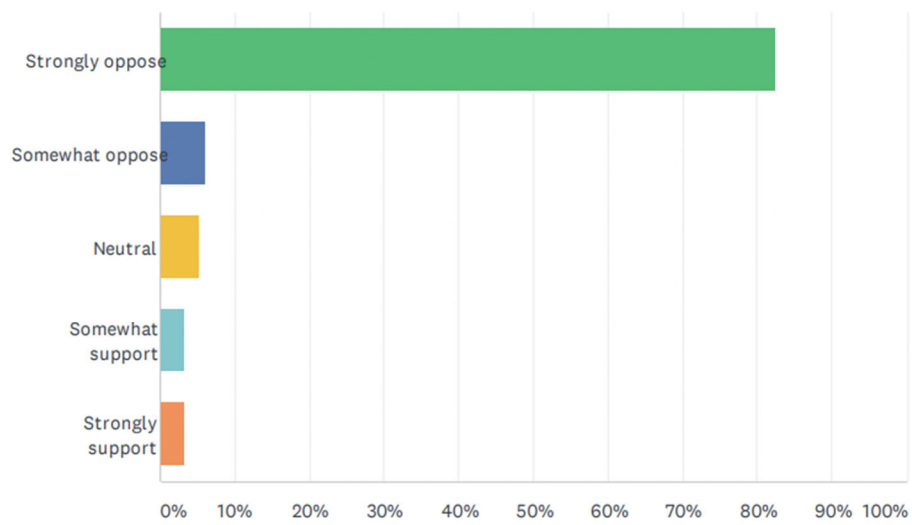
Answered: 325 Skipped: 48



ANSWER CHOICES      RESPONSES

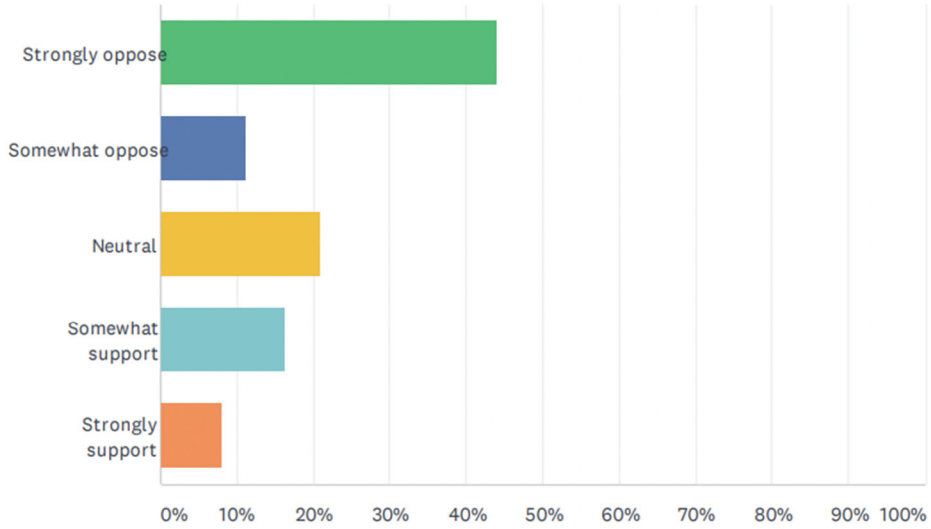
### Q45 Apartment complexes

Answered: 325 Skipped: 48



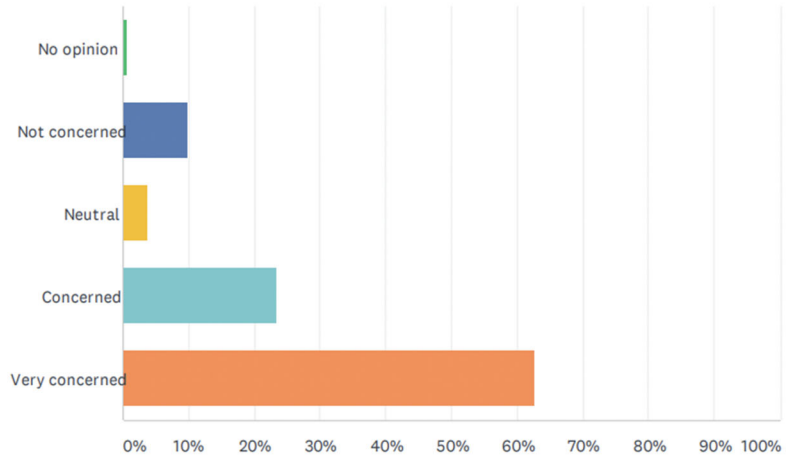
## Q47 Senior housing

Answered: 326 Skipped: 47



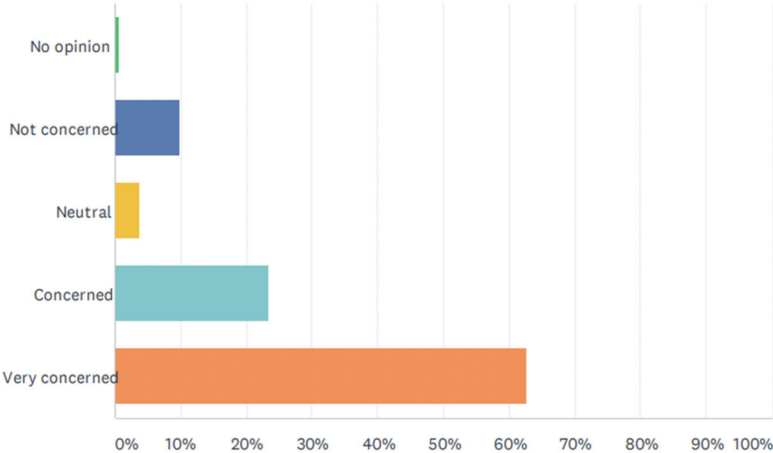
## Q52 Increased traffic congestion within Rollingwood residential areas

Answered: 325 Skipped: 48



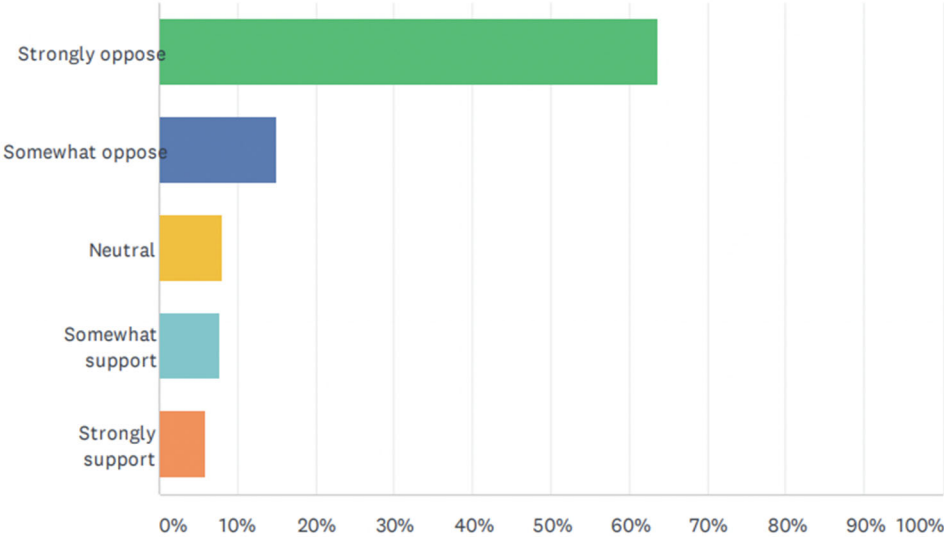
### Q52 Increased traffic congestion within Rollingwood residential areas

Answered: 325 Skipped: 48



### Q61 Four story

Answered: 325 Skipped: 48



\*\*\* Q63

Q63 What are your thoughts on the residential areas of Rollingwood? What do you like and what would you change?

- Hate builders scraping trees
- Like beautiful new home
- Preserve green spaces
- Too much new constructions
- Stop cutting down trees
- Protect green belts
- Homes are getting too big
- Want ordinance limiting home sizes
- Appreciate diverse housing
- No changes

ChatGPT 3 summary -

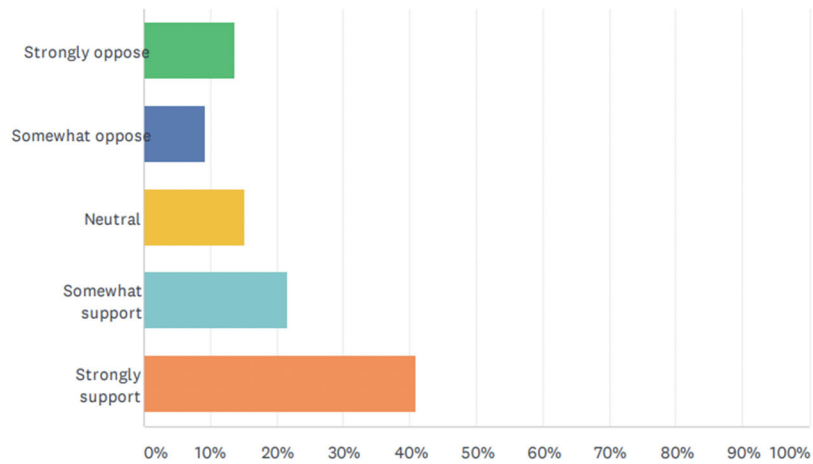
According to the responses, many people appreciate the lower density and established trees, and some like the beautiful new homes. However, there are concerns about the size of new homes and the impact on the neighborhood feel of the community. Some also suggest preserving greenbelt areas and increasing sidewalks and lighting. Additionally, there are concerns about property taxes, traffic, and the need for development controls.

Based on the responses given by Rollingwood residents, there are several concerns and suggestions regarding the neighborhood. Many residents would like to see sidewalks implemented in certain areas to promote safety for children and discourage speeding. Some residents also believe that there should be more restrictions on new construction to maintain the character of the neighborhood and prevent drainage issues. Additionally, some residents are concerned about the size of new homes being built and their impact on the aesthetic appeal of the neighborhood. Stricter building quality standards and reduced speed limits with increased police patrol are also suggested. Finally, some residents would like to see more consistent

and aesthetically pleasing street lights, and others suggest reducing street parking during peak times to improve safety.

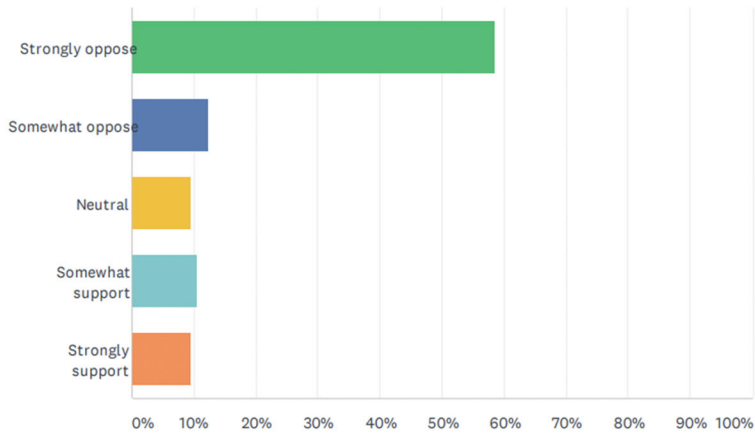
**Q65 An ordinance regulating setbacks and other issues posed by the combining of residential lots for the building of larger homes (sometimes called “estate lots”).**

Answered: 317 Skipped: 56



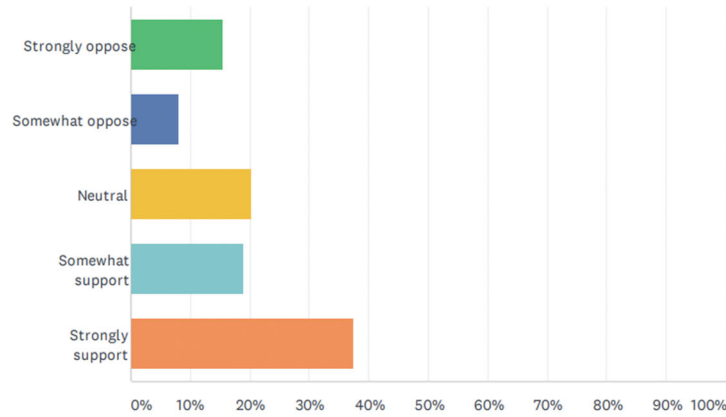
**Q66 An ordinance allowing the subdivision of residential lots for the building of more, smaller homes.**

Answered: 318 Skipped: 55



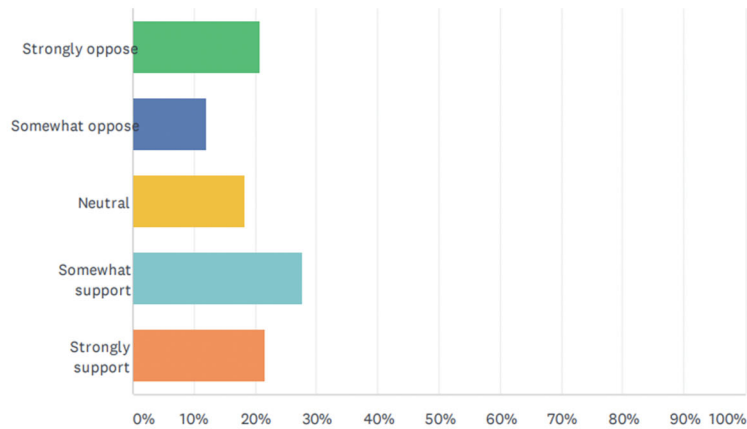
Q67 An ordinance making it more difficult to “upzone” property in the future (i.e., to increase the permitted intensity of use of a property).

Answered: 312 Skipped: 61



Q68 An ordinance allowing accessory dwelling units (or “granny flats”) on single-family zoned residential lots.

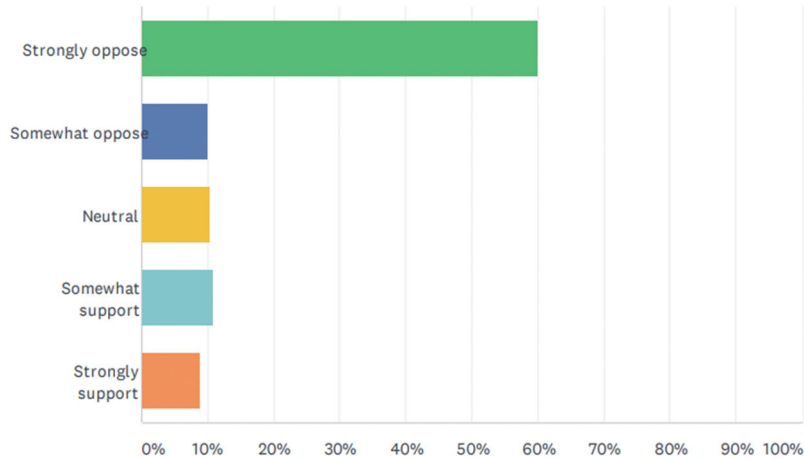
Answered: 319 Skipped: 54





Q69 An ordinance allowing short-term rentals (i.e., rentals of homes for less than 30 days) on single-family zoned residential lots.

Answered: 320 Skipped: 53



Q74

Is there anything else you would like the City of Rollingwood to consider or address?

The following is a summary from Chat GPT3

- Many respondents expressed concerns about the potential impact of short-term rentals on the local community, including increased noise, parking issues, and the potential for property damage. Some respondents also expressed concerns about the impact on the local economy and the potential for increased competition for long-term rental properties.
- Some respondents suggested that the City of Rollingwood should consider implementing additional regulations or restrictions on short-term rentals, such as limiting the number of days a property can be rented per year or requiring additional permits or fees. Other respondents suggested that the City should consider providing more information and resources to property owners regarding the potential impacts of short-term rentals.
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