

# LAKEWAY CITY BUILDING COMMISSION

## MINUTES OF REGULAR MEETING

July 8, 2010 at 9:00 A.M.

**Members present:** Anderson, Petter, Aldrich, Benasutti, Hagedorn, Powell, and Vories

**Continuing on site visits:** Anderson, Petter, Aldrich, Hagedorn, and Powell

**Council Representative absent:** Dee Ann Burns

**Minutes of 06/24/10:** Motion by Petter/Vories to approve the minutes as written.

Passed Unanimously

### 104 Betula Drive, (LW24-C/3743):

### HEIGHT DETERMINATION

Applicant: Leyva Construction, LLC

CBC: 07/08/10

Chairman Anderson opened the public hearing. No one was present to lend support or voice opposition to the request.

The public hearing was recessed until all interested parties could meet on site at 10:20 am.

#### Present on site:

CBC Members: Jim Anderson, Chuck Petter, Joe Benasutti, Al Hagedorn, Ken Aldrich, Dave Vories, Jim Powell

City Staff: Sally Buckovinsky and Marshall Blaine

Others: Joe Bain and Rick Wilsey (CBC Alternate)

The meeting reconvened in front of 104 Betula in the Right-of-Way at 10:20 am. Chairman Anderson re-opened the public hearing and closed it without comment as there was no one present to speak for or against the request.

A motion was made by Petter, seconded by Aldrich to approve the height as requested at: **21 feet, 6 inches above the garage slab** (22 feet, 2-3/4 inches above the highest natural grade under the slab).

The motion carried 7-0.

### 105 Galaxy, (LW14/815):

### HEIGHT DETERMINATION

Applicant: Resolve Group, Dave Heckler present

CBC: 07/08/10

Chairman Anderson opened the public hearing. No one was present to lend support or voice opposition to the request.

The public hearing was recessed until all interested parties could meet on site at 10:00 am.

#### Present on site:

CBC Members: Jim Anderson, Chuck Petter, Joe Benasutti, Al Hagedorn, Ken Aldrich, Dave Vories, Jim Powell

City Staff: Sally Buckovinsky and Marshall Blaine

Applicant: Dave Heckler

Others: Joe Bain and Rick Wilsey (CBC Alternate)

The meeting reconvened in front of 105 Galaxy in the Right-of-Way at 10:00 am. Chairman Anderson re-opened the public hearing and closed it without comment as there was no one present to speak for or against the request.

A motion was made by Petter, seconded by Powell to approve the height as requested at: **19 feet, 6-1/4 inches above the nail at the mailbox located at 103 Galaxy** (24 feet, 0 inches above the highest natural grade under the slab).

**Note:** Agenda posted height as 19'6" above a circle painted at the edge of the pavement; this was changed to a more permanent benchmark before the CBC visited the site.

The motion carried 7-0.

**2501 RR 620 S., (SR-2/1/122 & 128):** **VARIANCE: FLAT SECTION TO PROPOSED NEW ROOF**

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Applicant: Real Del Lago, LP CBC: 07/08/10

Representative: CGA Partners, Rodney Palmer present

The CBC reviewed a request from Real Del Lago, LP, the owner of the above referenced property, for a variance of the Building Ordinance to have a flat section on the roof of the proposed building to be constructed on the property.

Chairman Anderson opened and closed the public hearing without comment. A motion was made by Petter/seconded by Vories to approve the variance as requested because it is consistent with the intent of the ordinance as it is well-hidden from street view and is a relatively insignificant deviation from the regulations.

The vote was Petter/Vories/Anderson/Hagedorn/Benasutti/Aldrich/Powell for the motion.

The motion was unopposed.

The motion carried 7-0.

**606 Lake Estates Drive, (LW37/A/3):** **WAIVER REQUEST: FROM POOL SCREENING REQUIREMENT**

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Applicant: Ryan Brown CBC: 07/08/10

The CBC reviewed a waiver request to allow an existing 7' stone wall to serve as the pool equipment screening wall rather than independently screening the components. The CBC deferred making any decision until after they visited the property. Following a site visit, a motion was made on site by Hagedorn, seconded by Benasutti to approve the waiver as requested.

Passed Unanimously

**Highlands, Phase 1, Section 2** **SUBDIVISION HEIGHT REQUEST**

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Applicant: Standard Pacific Homes CBC: 07/08/10

Chairman Anderson opened the public hearing. No one was present to lend support or voice opposition to the request.

The public hearing was recessed until all interested parties could meet on site at 10:45 am.

**Present on site:**

CBC Members: Jim Anderson, Chuck Petter, Joe Benasutti, Al Hagedorn, Ken Aldrich, Dave Vories, Jim Powell

City Staff: Sally Buckovinsky and Marshall Blaine

Applicant: Dave Heckler

Others: Jeff Fox (Grand Haven Homes), Joe Bain and Rick Wilsey (CBC Alternate)

The meeting reconvened in front of 208 Wester Ross Lane in the Right-of-Way at 10:45 am. This property is the location of the ridge pole and the established benchmark is the water meter located at the right front corner of the lot (lot 52 in Block A). Chairman Anderson re-opened the public hearing and closed it without comment as there was no one present to speak for or against the request.

A motion was made by Hagedorn, seconded by Aldrich to approve the height as requested because the requested height meets the Ordinance maximum of 32 feet above the highest natural grade under the slab and subdivision heights have been granted in this manner for years.

The motion was unopposed.

The height for this subdivision now reads: **32 feet, 0 inches above the highest natural grade under the slab** (34.0' above the water meter located at the right front corner of lot 52).

The motion carried 7-0.

**107 Confidence Cove, (LW28V/3771):** **FINAL C.O.** **Permit # 09000141**

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Applicant: Charles Neuenschwander CBC: 07/08/10

A Final Certificate of Occupancy was issued with no conditions.

**402 Duffy Lane, (LW Highlands-1/1/A/25):** **FINAL C.O.** **Permit # 09000830**

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Applicant: Grand Haven Homes CBC: 07/08/10

A Final Certificate of Occupancy was issued with no conditions.

<b>408 Duffy Lane, (LW Highlands-1/1/A/22):</b>	<b>FINAL C.O.</b>	<b>Permit # 09000877</b>
Applicant: Grand Haven Homes		CBC: 07/08/10
A Final Certificate of Occupancy was issued with no conditions.		
<b>15327 Origins Lane, (Vistas@LW/1/Bldg 2):</b>	<b>FINAL C.O.</b>	<b>Permit # 10000134</b>
Applicant: Toll Brothers		CBC: 07/08/10
A Final Certificate of Occupancy was issued with no conditions.		
<b>15329 Origins Lane, (Vistas@LW/1/Bldg 2):</b>	<b>FINAL C.O.</b>	<b>Permit # 10000137</b>
Applicant: Toll Brothers		CBC: 07/08/10
A Final Certificate of Occupancy was issued with no conditions.		
<b>15331 Origins Lane, (Vistas@LW/1/Bldg 2):</b>	<b>FINAL C.O.</b>	<b>Permit # 10000138</b>
Applicant: Toll Brothers		CBC: 07/08/10
A Final Certificate of Occupancy was issued with no conditions.		
<b>15333 Origins Lane, (Vistas@LW/1/Bldg 2):</b>	<b>FINAL C.O.</b>	<b>Permit # 10000139</b>
Applicant: Toll Brothers		CBC: 07/08/10
A Final Certificate of Occupancy was issued with no conditions.		
<b>102 Bellagio Drive, (NLV-3/A/15):</b>	<b>FINAL C.O.</b>	<b>Permit # 09000992</b>
Applicant: Ryland Homes		CBC: 07/08/10
A Final Certificate of Occupancy was issued with no conditions.		
<b>113 Roberto Way, (NLV-2/1):</b>	<b>FINAL C.O.</b>	<b>Permit # 0900085</b>
Applicant: Ryland Homes		CBC: 07/08/10
A Final Certificate of Occupancy was issued with no conditions.		
<b>1003 RR 620 South, (CH-4/007):</b>	<b>FINAL C.C.</b>	<b>Permit # 0800199</b>
Applicant: SG Builders		CBC: 07/08/10
Project: Lakeway Veterinary Clinic		
A Final Certificate of Completion was issued with no conditions.		