

LAKEWAY CITY BUILDING COMMISSION

MINUTES OF REGULAR MEETING

October 28, 2010 at 9:00 A.M.

Members present: Petter, Hagedorn, Benasutti, Vories, Powell, Wilsey

Members absent: Anderson, Aldrich

Council Representative absent: Dee Ann Burns

Continuing on site visits: Petter, Hagedorn, Benasutti, Vories, Powell, Wilsey

Minutes of 10/14/10: Motion by Hagedorn/Wilsey to approve the minutes as written.

Passed Unanimously

105 Crest View Drive, (LW22/2289): WAIVER REQUEST: PATIO COVER MATERIALS

Applicant: Paul Carroll, present

CBC: 10/28/10

The CBC reviewed a request for a waiver from the requirement that all accessory structures are required to be constructed with the same exterior materials, including roofing materials, as the main structure. The applicant is seeking permission to add a porch cover over an existing patio but the proposed roofing system is a bronze colored Poly-gal material which is a different from the concrete tile on the roof of the house.

The CBC deferred making any motions until after they could visit the property. Following their site visit, a motion was made by Powell, seconded by Wilsey to approve the waiver as requested. A permit for the patio cover has since been issued.

Passed Unanimously

926 Electra, (LW13/1038): HEIGHT DETERMINATION

Applicant: Prestige Custom Homes, Andy Hempel present

CBC: 10/28/10

Vice Chairman Petter opened the public hearing. Dan Johnson spoke in protest explaining that he will lose a significant portion of the lake and hill country view by the construction of a new home at the height requested. Existing homes have low profiles and low sloped roofs in order to preserve the views. Diane White stated that the current placement of the ridge pole will not impact views from her home but that she wanted to ensure that the home is tastefully built and that it fits in with the existing neighborhood. The public hearing was recessed until it could be reconvened on site at 11:30 am.

Present on site:

CBC Members: Chuck Petter, Al Hagedorn, Joe Benasutti, Jim Powell, Dave Vories, Rick Wilsey

City Staff: Sally Buckovinsky and Marshall Blaine

Applicant: Andy Hempel

Other Parties: Elaine Garner, Dan Johnson (103 Melody), Dianne White (104 Melody)

The meeting reconvened on public property at 11:30 am.

CBC members, staff, applicant and others went to 103 Melody to view the potential view blocking concerns. The CBC then moved to the driveway of 104 Melody to ascertain whether the view from that home would be impacted by the construction. Once back on public property, Vice Chairman Petter re-opened the public hearing. Mr. Johnson stated that he is still opposed to height as requested. The public hearing was closed without further comment.

Motion by Hagedorn/Vories.

The Commission determined that view blocking was not an issue and therefore the requested height of **46 feet, 0 inches above the water meter located at the right front corner of the lot** (28 feet, 0 inches above the highest natural grade under the slab) is approved.

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

The motion was unopposed.

The motion carried 6-0.

100 Yacht Club Cove, (RH-11):

WAIVER REQUEST: ARBOR WALKWAY COVER MATERIALS

Applicant: Legend Communities

CBC: 10/28/10

The CBC reviewed a request for a waiver from the requirement that all accessory structures are required to be constructed with the same exterior materials, including roofing materials, as the main building. The applicant is seeking permission to add a cover over an arbor walkway that leads to the Rough Hollow Grille so they can provide shelter to their customers in inclement weather. The proposed roofing system is metal which is a different from the tile on the roof of the building.

The CBC postponed their decision until a representative could be present to explain his request and to provide more information.

16138 Clara Van, (San Casciano/A/3):

HEIGHT DETERMINATION

Applicant: Brad Marshall Homes

CBC: 10/28/10

Vice Chairman Petter opened the public hearing. No one was present to speak for or against the request. The public hearing was recessed until it could be reconvened on site at 1:00 pm.

Present on site:

CBC Members: Chuck Petter, Al Hagedorn, Joe Benasutti, Jim Powell, Dave Vories, Rick Wilsey

City Staff: Sally Buckovinsky and Marshall Blaine

The meeting reconvened on public property at 1:00 pm. Vice Chairman Petter re-opened the public hearing and closed it without further comment.

Motion by Hagedorn/Vories.

The Commission determined that view blocking was not an issue and therefore the requested height of **15 feet, 3 inches above the base of the fire hydrant located at the right front corner of the lot** (32 feet, 0 inches above the highest natural grade under the slab) is approved.

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

The motion was unopposed.

The motion carried 6-0.

608 Explorer, (LW29/3083):

HEIGHT DETERMINATION

Applicant: Reggie Cowart, present

CBC: 10/28/10

Vice Chairman Petter opened the public hearing. No one was present to speak for or against the request. The public hearing was recessed until it could be reconvened on site at 10:45 am.

Present on site:

CBC Members: Chuck Petter, Al Hagedorn, Joe Benasutti, Jim Powell, Dave Vories, Rick Wilsey

City Staff: Sally Buckovinsky and Marshall Blaine

Applicant: Reggie Cowart

The meeting reconvened on public property at 10:45 am. Vice Chairman Petter re-opened the public hearing and closed it without further comment.

Motion by Vories/Hagedorn.

The Commission determined that view blocking was not an issue and therefore the requested height of **31.5 feet above the electric transformer pad located at the right rear corner of the lot** (32 feet, 0 inches above the highest natural grade under the slab) is approved.

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

The motion was unopposed.

The motion carried 6-0.

314 Barbuda Drive, (RH-10/C/266A):

HEIGHT DETERMINATION

Applicant: Blake French, present

CBC: 10/28/10

Vice Chairman Petter opened the public hearing. Thurman Lauret was present to speak in opposition of the height request because he believes that it will obstruct his views. The public hearing was recessed until it could be reconvened on site at 10:00 am.

Present on site:

CBC Members: Chuck Petter, Al Hagedorn, Joe Benasutti, Jim Powell, Dave Vories, Rick Wilsey
City Staff: Sally Buckovinsky and Marshall Blaine
Applicant: Blake French
Other Parties: Thurman Lauret (308 Barbuda and 312 Martinique Pass)

The meeting reconvened on public property at 10:00 am.

CBC members, staff, applicant and others went to 312 Martinique Pass to view the potential view blocking concerns. Once back on public property, Vice Chairman Petter re-opened the public hearing. Mr. Lauret reiterated his contention that the CBC recognizes that views are an issue evidenced by their previous determination for a height request at 314 Martinique Pass. He believes that the applicant should look at other options as for the placement of the pool house addition.

The public hearing was closed without further comment.

A motion determining that view blocking was an issue was made by Hagedorn, seconded by Vories which was unanimously supported by all members.

Because a procedural question arose that could not be answered, the final determination was postponed until all parties could reconvene on site at 1:30pm with City's Code Official, Shannon Burke. Shannon was able to provide clarification and explained that because the Commission determined that view blocking was an issue then in accordance with Code, the maximum height allowed is the average of the height of the houses on either side of 314 Barbuda and that the height for the proposed addition should be approved as requested.

The height for the new structure is: **10 feet, 0 inches above the top of the rear patio located near the back door** (13 feet, 0 inches above the highest natural grade under the slab).

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

The motion was unopposed.

The motion carried 6-0.

15 Borello Drive, (Villas@FR2/15):

FINAL C.O.

Permit #08000186

Applicant: Vintage Builders

CBC: 10/28/10

A Final Certificate of Occupancy was issued with no conditions.

302 Aria Drive, (R@AV/A/160):

FINAL C.O.

Permit #09000693

Applicant: Brad Marshall Homes

CBC: 10/28/10

This item was on the agenda for a Final Certificate of Occupancy but was **withdrawn** because the contractor did not provide all missing elements in time for the meeting.

15095 Barrie Drive, (CH-5/50):

FINAL C.O.

Permit # 07000701

Applicant: Oxford Fine Homes

CBC: 10/28/10

A Final Certificate of Occupancy was issued with no conditions.

15101 Barrie Drive, (CH-4A/47):

FINAL C.O.

Permit #07000933

Applicant: JGB Custom Homes

CBC: 10/28/10

This item was on the agenda for a Final Certificate of Occupancy but was **withdrawn** because the contractor did not provide all missing elements in time for the meeting.

108 Meadowlark St. S, (CH1/B/50):

FINAL C.O.

Permit # 10000482

Applicant: Saldana Homes

CBC: 10/28/10

A Final Certificate of Occupancy was issued with no conditions.

313 Bellagio Drive, (NLV-3/A/46A): **FINAL C.O.** **Permit # 10000118**
Applicant: Ryland Homes CBC: 10/28/10
A Final Certificate of Occupancy was issued with no conditions.

213 Lombardia Drive, (NLV-3/B/74): **FINAL C.O.** **Permit # 10000207**
Applicant: Ryland Homes CBC: 10/28/10
A Final Certificate of Occupancy was issued with no conditions.

305 Montalcino Drive, (NLV-6/D/134): **FINAL C.O.** **Permit # 10000295**
Applicant: Ryland Homes CBC: 10/28/10
A Final Certificate of Occupancy was issued with no conditions.

414 Malabar, (LW31/3340): **HEIGHT DETERMINATION**
Applicant: Wilde Wood Construction
On October 14, 2010 the CBC approved a height equal to the average heights of the homes located at 412 Malabar and 416 Malabar because view blocking was determined to be an issue. This height approval was contingent upon receipt of a sealed survey certifying the ridge heights of these homes.

Update: The survey was provided by the builder on November 5, 2010 and the average of the two homes according to the survey is 24 feet, 3.5 inches (*the request was for 29 feet, 3.5 inches above the electric transformer pad at the right front corner of the lot*). The height for the lot now reads: 24 feet, 3.5 inches above the electric transformer pad at the right front corner of the lot.