

# **LAKEWAY CITY BUILDING COMMISSION**

## **MINUTES OF REGULAR MEETING**

**November 18, 2010 at 9:00 A.M.**

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

**Members absent:** None

**Council Representative present:** Dee Ann Burns

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

**Minutes of 10/28/10:** Motion by Petter/Vories to approve the minutes as written.

Passed Unanimously

**509 Rock Bluff Place, (Bluffs/509):                      WAIVER REQUEST: SCREENING WALL EXCEEDING 6'**

Applicant: Austin Lawn Pro

CBC: 11/18/10

Homeowner: Neil Fitzgerald, present

The CBC reviewed a request for a waiver to be permitted to construct a screening wall that exceeds 6' in height.

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

The motion was unopposed.

The motion carried 7-0.

**100 Yacht Club Cove, (RH-11):                      WAIVER REQUEST: ARBOR WALKWAY COVER MATERIALS**

Applicant: Legend Communities, Haythem Dawlett present

CBC: 11/18/10

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.

A motion was made by Petter, seconded by Hagedorn to approve the waiver as requested.

The motion was unopposed.

The motion carried 7-0.

**103 Yacht Club Cove, (RH-11):                      WAIVER REQUEST: TERRACE COVER MATERIALS**

Applicant: Legend Communities, Haythem Dawlett present

CBC: 11/18/10

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 grille terrace with a metal roof cover which is a different from the tile on the roof of the building.

A motion was made by Petter, seconded by Benasutti to approve the waiver as requested.

The motion was unopposed.

The motion carried 7-0.

**303 Bisset Court, (RH-1/A/9):                      FINAL C.O.                      Permit # 09001026**

Applicant: Zbranek Custom Homes

CBC: 11/18/10

A Final Certificate of Occupancy was issued with no conditions.

**315 Bonaire Ct., (RH-2/A/10):                      FINAL C.O.                      Permit #10000400**

Applicant: Grand Haven Homes

CBC: 11/18/10

A Final Certificate of Occupancy was issued with no conditions.

**217 Canyon Turn Trail, (RH-7/A/18):**

**WAIVER REQUEST: DRIVEWAY SLOPE WAIVER**

Applicant: Randy Rollo Homes, Randy Rollo present

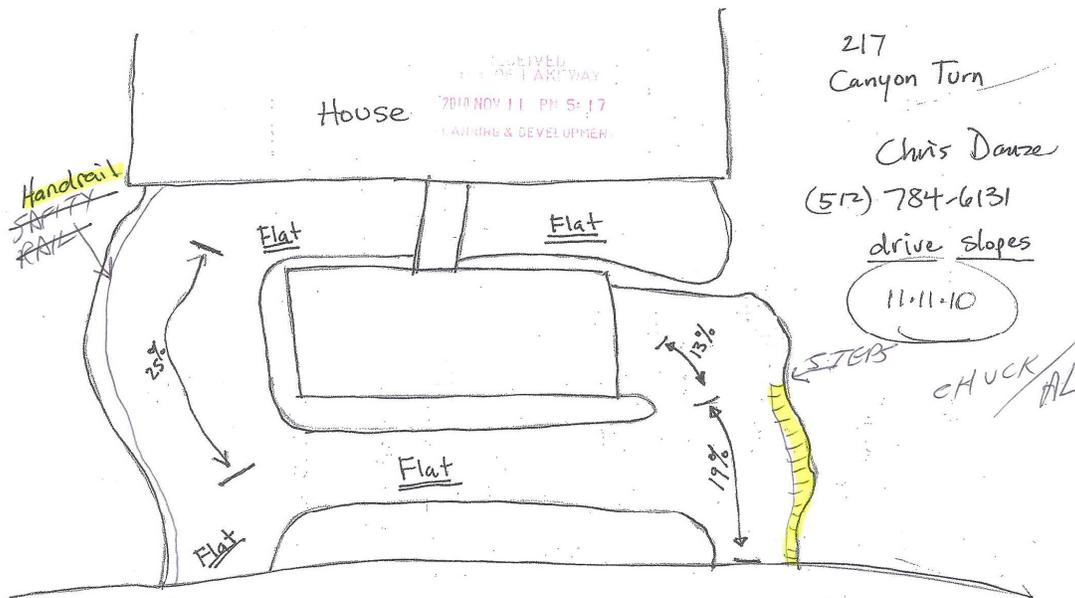
CBC: 11/18/10

The applicant was present to request a waiver of the driveway grade requirements from the property line to the garage. The request is for up to a twenty-five (25) percent grade for the proposed driveway instead of the 15 percent as required in the Lakeway City Building Ordinance.

Following a site visit, a motion was made by Petter, seconded by Hagedorn to approve the waiver and permit up to a 25% grade for the left side and a 19% grade on the right side of the driveway with the condition that the applicant construct steps along the right property line from the street to the street facing edge of the upper level garage and provide a hand rail along the left side of the driveway from the street to the corner of the house (see drawing below).

The motion was unopposed.

The motion carried 7-0.



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

**FINAL C.O.**

**Permit #09000693**

Applicant: Brad Marshall Homes

CBC: 11/18/10

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.

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

**FINAL C.O.**

**Permit #07000933**

Applicant: JGB Custom Homes

CBC: 11/18/10

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.

**308 Meadowlark St. S, (CH2/36A):**

**FINAL C.C.**

**Permit # 090003782**

Applicant: Don Boozer Construction

CBC: 11/18/10

Project: Peel Building

A Final Certificate of Completion was issued with no conditions after the silt fencing was removed from the property.