

AGENDA ITEM SUMMARY SHEET

CITY OF ROLLINGWOOD, TEXAS

MEETING DATE: July 20, 2022

Agenda Item __: Presentations

1. Presentation from K. Friese, ATS in regard to Building Code Questions - Agenda Item 6 from June 15 Council meeting - Brown memo dated June 13, 2022, as follows:

A. 1. Setbacks as applied to upper levels and cantilevered properties-

a. Is the setback requirement applied only to the foundation or does it apply as well to an upper level (above foundation) wall or structure, or cantilevered structure above the foundation?

b. Who does the inspection and when is setback compliance inspected, both for the foundation and any upper level cantilevered portions of a building - only when the foundation is poured and/or at any time later in the building process?

c. Address these requirements as to the properties at 601 Riley and 3225 Park Hills.

A. 2. Residential height limitations -

a. Ord 107-71 seems to allow a height of any wall up to 35 feet, as it applies to any "portion of a building or structure". The Ord. 101-2 definition seems to allow any wall of a height up to 10 above 35 feet limit in Ord. 107-71 when the lot has a slope and the natural grade at the wall being measured is less than 10 feet below the highest natural grade. Do these requirements conflict and how are they applied?

b. When is height setback compliance inspected, and are reference datum independently verified before a permit is issued?

c. Address these requirements as to the properties at 601 Riley and 3225 Park Hills.

2. Presentation from City staff regarding Building Permit Issues 1, 4-8 from Brown memo dated June 13, 2022.

Issue 1: Sixteen active builds and demolitions with no posted permit: 205 Ashworth, 2801 Hbbard, 304 Almarion, 303 Bettis, 302 Bettis, 601 Riley, 104 Riles, 102 Riley, 200 Vale, 301 Vale, 5015 Timberline, 4917 Timberline, 4815 Timberline, 1003 Ewing, 104 Laura Lane, 3018 Hatley.

Issue 4: Five properties where construction and other materials have been left on street on a recurring basis and/or materials stacked in drip line of existing trees: 3200 Park Hills, 4701 Timberline, 3207 Park Hills, 2801 Hubbard, 301 Nixon, 301 Vale.

Issue 5: One property where a construction fence has been erected at curb on corner lot, blocking views or traffic on intersecting street: 2500 Farley Trail.

Issue 6: One property where salvage materials have been left within public view after lot was demolished.

Issue 7: One commercial property where construction debris has been dumped in the back of the property and has spilled over the silt fence and onto adjacent property: 2802 Bee Caves Road.

Issue 8: One property on the edge of a drainage channel with no silt fence: 3225 Park Hills.