

# LAKEWAY CITY BUILDING COMMISSION

## MINUTES OF REGULAR MEETING

January 24, 2013 at 9:00 A.M.

**Members present:** Anderson, Aldrich, Hagedorn, Powell, Vories and Wilsey

**Members absent:** Benasutti and Petter

**Council Representative present:** Wallace

**Staff present:** Director Anderson and Buckovinsky

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

**Minutes of 01/10/13:** Motion by Vories/Powell to approve the minutes as written

Passed Unanimously

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**102 Tonkawa Trail, (Palomba Add-2/14):** **VARIANCE: FENCE IN STREET-SIDE SETBACK**

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Applicant: Meritage Homes, Travis Schirpik present

CBC: 01/24/13

The CBC reviewed a request from Meritage Homes, the owners of the above referenced property, for a variance of the Lakeway Code of Ordinances to construct a 6' iron fence and columns within the 25-foot street-side setbacks facing Flintrock Road and Tonkawa Trail.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:00 a.m.; there was no one to speak for or against the variance request.

**Present on site:**

CBC Members: Jim Anderson, Ken Aldrich, Jim Powell, Al Hagedorn, Dave Vories and Rick Wilsey

City Staff: Sally Buckovinsky

Applicant: Travis Schirpik

The meeting reconvened on public property at 10:00 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Wilsey made a motion to approve the requested variance along Flintrock Road on the condition that the fence will need to be removed if the street is ever widened.

The motion was seconded by Vories.

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

The motion was unopposed.

The motion carried 6-0.

Another motion was taken for the fence encroachment into the 25-foot street-side setback facing Tonkawa Trail; a motion was made by Powell to approve a variance of 7.5 feet into the 25 foot setback facing Tonkawa Trail (stopping prior to the utilities).

The motion was seconded by Vories.

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

The motion was unopposed.

The motion carried 6-0.

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**1204 Brooks Hollow:**

**FINAL C.O.**

**Permit #12000419**

Applicant: C & A Builders

CBC: 01/24/13

This item was on the agenda for a Final CO but was withdrawn at the applicant's request.

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**309 Martinique Pass, (RH-10/C/257):**

**FINAL C.O.**

**Permit #12000731**

Applicant: Centerra Homes of Texas

CBC: 01/24/13

A Final Certificate of Occupancy was issued with no conditions.

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**104 Tonkawa Trail, (Palomba Add-2/13):**

**VARIANCE: FENCE IN STREET-SIDE SETBACK**

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CBC Minutes January 24, 2013

Applicant: Meritage Homes, Travis Schirpik present

CBC: 01/24/13

The CBC reviewed a request from Meritage Homes, the owners of the above referenced property, for a variance of the Lakeway Code of Ordinances to construct a 6' iron fence and columns within the 25-foot street-side setback facing Flintrock Road.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:10 a.m.; there was no one to speak for or against the variance request.

**Present on site:**

CBC Members: Jim Anderson, Ken Aldrich, Jim Powell, Al Hagedorn, Dave Vories and Rick Wilsey  
City Staff: Sally Buckovinsky  
Applicant: Travis Schirpik

The meeting reconvened on public property at 10:10 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Aldrich made a motion to approve the variance as requested on the condition that the fence will need to be removed if Flintrock Road is ever widened.

The motion was seconded by Hagedorn.

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

The motion was unopposed.

The motion carried 6-0.

**106 Tonkawa Trail, (Palomba Add-2/12): VARIANCE: FENCE IN STREET-SIDE SETBACK**

Applicant: Meritage Homes, Travis Schirpik present

CBC: 01/24/13

The CBC reviewed a request from Meritage Homes, the owners of the above referenced property, for a variance of the Lakeway Code of Ordinances to construct a 6' iron fence and columns within the 25-foot street-side setback facing Flintrock Road.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:20 a.m.; there was no one to speak for or against the variance request.

**Present on site:**

CBC Members: Jim Anderson, Ken Aldrich, Jim Powell, Al Hagedorn, Dave Vories and Rick Wilsey  
City Staff: Sally Buckovinsky  
Applicant: Travis Schirpik

The meeting reconvened on public property at 10:20 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Aldrich made a motion to approve the variance as requested on the condition that the fence will need to be removed if Flintrock Road is ever widened.

The motion was seconded by Hagedorn.

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

The motion was unopposed.

The motion carried 6-0.

**113 Cedar Glen Cove, (CGIII/52): HEIGHT DETERMINATION:**

Applicant: Rivendale Homes

CBC: 01/24/13

This height request was postponed by the applicant until the first meeting in February 2013 because Cedar Glen's Architectural Control Board has some issues with the request.

**103 Largo Cove, (RH-10/F/311): FINAL C.O. Permit #12000732**

Applicant: Centerra Homes of Texas

CBC: 01/24/13

A Final Certificate of Occupancy was issued with no conditions.

**108 Tonkawa Trail, (Palomba Add-2/11): VARIANCE: FENCE IN STREET-SIDE SETBACK**

CBC Minutes January 24, 2013

Applicant: Meritage Homes, Travis Schirpik present

CBC: 01/24/13

The CBC reviewed a request from Meritage Homes, the owners of the above referenced property, for a variance of the Lakeway Code of Ordinances to construct a 6' iron fence and columns within the 25-foot street-side setback facing Flintrock Road.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:30 a.m.; there was no one to speak for or against the variance request.

**Present on site:**

CBC Members: Jim Anderson, Ken Aldrich, Jim Powell, Al Hagedorn, Dave Vories and Rick Wilsey  
City Staff: Sally Buckovinsky  
Applicant: Travis Schirpik

The meeting reconvened on public property at 10:30 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Aldrich made a motion to approve the variance as requested on the condition that the fence will need to be removed if Flintrock Road is ever widened.

The motion was seconded by Hagedorn.

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

The motion was unopposed.

The motion carried 6-0.

**2200 Lakeway Blvd., (Texaco Station): WAIVER REQUEST: FROM MATCHING EXTERIOR MATERIALS**

Applicant: Ross Newberry

CBC: 01/24/13

The applicant requested that the CBC make a determination on the exterior materials proposed for a new car wash. The existing building, which was built several years ago, has a stone exterior and would be difficult, if not impossible to match. The material proposed for the car wash is CMU block painted to match the color of the stone. Code states that all new materials should be architecturally consistent with the main structure.

A motion was made by Aldrich, seconded by Wilsey to approve CMU block painted to match the exterior of the existing stone.

Passed Unanimously

**203 Dasher, (LW-20/2176A): WAIVER REQUEST: HANGAR ROOFING MATERIAL**

Applicant: Michael Torbett

CBC: 01/24/13

The applicant requested that the CBC consider approving the proposed new hangar roof material even though it does not match the roofing on the house. The material proposed for the hangar roof is metal and the existing home has a tile roof. Code states that all new materials should be architecturally consistent with the main structure.

The hangar has a low sloping roof (2:12) and the minimum slope for a tile roof is 2½:12.

A motion was made by Aldrich, seconded by Wilsey to approve the metal roof for the hangar.

Passed Unanimously

**420 Malabar, (LW-31/3343): FINAL C.O. Permit #12000128**

Applicant: Lake Ridge Custom Homes

CBC: 01/24/13

A Final Certificate of Occupancy was issued with no conditions.

**402 Indianwood Drive, (LFR@HC-3/170): FINAL C.O. Permit #12000564**

Applicant: Prominence Homes

CBC: 01/24/13

A Final Certificate of Occupancy was issued with no conditions.

**420 Indianwood Drive, (LFR@HC-3/161): FINAL C.O. Permit #11001418**

Applicant: Prominence Homes

CBC: 01/24/13

A Final Certificate of Occupancy was issued with no conditions.