

# LAKEWAY CITY BUILDING COMMISSION

## MINUTES OF REGULAR MEETING

February 14, 2013 at 9:00 A.M.

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

**Members absent:** None

**Council Representative present:** Wallace

**Staff present:** Buckovinsky and Director Anderson

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

**Minutes of 01/24/13:** Motion by Petter/Vories to approve the minutes as written

Passed Unanimously

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

**HEIGHT DETERMINATION:**

Applicant: Rivendale Homes

CBC: 01/24/13

This height request was postponed again by the applicant until the second meeting in February 2013 because Cedar Glen's Architectural Control Board has some issues with the request that they are resolving.

**107 RR 620 S., Suite 300, (CH-1/14A):**

**WAIVER REQUEST: WELDED WIRE GUARDRAILS**

Applicant: Qual-Con General Contractors, Jeff Greenberg present

CBC: 02/14/13

The applicant requested that the CBC review a request to allow the welded wire back ramp guardrail system to remain as constructed. The applicant used four inch wire mesh on the guardrail system that is located in the playground area behind the building. The area is completely fenced in with a two sided finished cedar fence. The applicant states that the four inch square wire serves two purposes; it keeps the small children from falling through as well as keeping their toys, books, etc. from being dropped and going under the ramp. The entire guardrail system is behind the building and is fenced so that it is not visible from the road. Section 24.02.443 of the code prohibits the use of hog or chicken wire, or similar products to be used for guardrails.

The determination was deferred until the CBC could visit the site.

Following a site visit, Aldrich made a motion to approve the waiver as requested because it could not be seen from anything but an adjacent commercial property and it looked nice and was functional. Petter seconded the motion.

Passed Unanimously

**1204 Brooks Hollow:**

**FINAL C.O.**

**Permit #12000419**

Applicant: C & A Builders

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**104 Wee Scot Cove, (LW-2/112A):**

**WAIVER REQUEST: 8' WOOD FENCE**

Applicant: Steve Stenman

CBC: 02/14/13

The applicant requested that the CBC review a waiver request to allow an 8' tall fence to be constructed along the back left side of the property line. The neighbors at 109 Comet recently constructed an 8' wood fence which this homeowner would like to match. A waiver was approved for the homeowners at 109 Comet on July 26, 2012. The Lakeway Code of Ordinances, Section 24.02.443, states that "fences up to six (6) feet in height may be approved administratively. Yard fences up to eight (8) feet in height may be approved by the CBC as a waiver.

A motion was made by Aldrich to approve the waiver. The motion was seconded by Petter.

Passed Unanimously

**134 Carefree Circle, (28-III/3917):**

**FINAL C.O.**

**Permit #12000771**

Applicant: C & A Builders

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**14 Prestonwood Circle, (Boulevard/14):**

**FINAL C.O.**

**Permit #12000981**

Applicant: Wes Peoples Homes

CBC: 02/14/13

This item was on the agenda for a Final CO but was withdrawn and will be placed on the next agenda.

**127 Firebird, (LW17/1520A):**

**HEIGHT DETERMINATION:**

Applicant: Harry Zimmerman, present

CBC: 02/14/13

The applicant was originally going to build an addition to the home. The CBC visited the property on January 10, 2013 and required additional poles to be erected before making a determination. The applicant has since decided to demolish the existing home and build a new one.

Since view blocking seemed to be an issue, then, by code, the maximum allowable height will be the average of the maximum heights of the houses on either side of the subject lot. The height request represents the average height (see attached survey). The height of the home on the left is 112.9' and the elevation of the ridge of the home on the right is 109.1'.

The CBC reviewed a request for a height of 11 feet, 0 inches above the water meter box located at the left front corner of the lot (21'-0" above the highest natural grade under slab).

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:15 a.m.; there was no one to speak for or against the height request.

**Present on site:**

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Harry Zimmerman
Public:	Homer Turbeville Max Annis Janet Hobbs (CBC Alternate)

The meeting reconvened on site at 10:15 a.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 127 Firebird and Homer Turbeville spoke; the public hearing was closed without further comment.

Petter made a motion that the requested height represents the average height of the homes on either side, it is approved. Benasutti seconded the motion. The motion was conditioned with a requirement to provide a ridge elevation survey once the structure is framed; this will verify that the height is in compliance with the height approval.

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

The motion was unopposed.

The motion carried 7-0.

**301 Aguja Court, (RH-2/A/17):**

**FINAL C.O.**

**Permit #12000668**

Applicant: Scott Felder Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**205 Tavish Trail, (LW Highlands-1/2/C/17):**

**FINAL C.O.**

**Permit #12000578**

Applicant: Lennar Homes of Texas

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**101 Grant Cannon, (LW Highlands-1/3/A/126):**

**FINAL C.O.**

**Permit #12000702**

Applicant: MHI/Plantation Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**121 Feritti Drive, (RH-5C/C/187):**

**FINAL C.O.**

**Permit #11000734**

Applicant: Scott Felder Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**113 Escavera Cove, (FR@HC-6/4):**

**FINAL C.O.**

**Permit #12000254**

Applicant: S. Miles Custom Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**204 Duck Lake Drive, (LW-26/2757):**

**HEIGHT DETERMINATION:**

Applicant: John S. Spotts

CBC: 02/14/13

Representative: Joseph Bennett

The CBC reviewed a request for a height of 16 feet, 3 inches above the transformer pad located at the far right front property line (15'-9" above the highest natural grade under slab).

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 10:40 a.m.; there was no one to speak for or against the height request.

**Present on site:**

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Dave Vories
City Staff:	Sally Buckovinsky
Applicant:	Mrs. John Spotts
Public:	Janet Hobbs (CBC Alternate)

The meeting reconvened on site at 10:40 a.m.; Chairman Anderson re-opened the public hearing in the right-of-way in front of 204 Duck Lake and closed it as there was no one present to speak for or against the request.

Hagedorn made a motion that view blocking is not an issue and therefore the requested height is approved. Vories seconded the motion.

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

The motion was unopposed.

The motion carried 7-0.

**205 Indianwood Drive, (LFR@HC-3/127):**

**FINAL C.O.**

**Permit #12000649**

Applicant: Prominence Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**15213 Origins Lane, (Vistas@LW-1/Bldg 7):**

**FINAL C.O.**

**Permit #12000474**

Applicant: Prominence Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**15215 Origins Lane, (Vistas@LW-1/Bldg 7):**

**FINAL C.O.**

**Permit #12000473**

Applicant: Prominence Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**15217 Origins Lane, (Vistas@LW-1/Bldg 7):**

**FINAL C.O.**

**Permit #12000562**

Applicant: Prominence Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**15219 Origins Lane, (Vistas@LW-1/Bldg 7):**

**FINAL C.O.**

**Permit #12000563**

Applicant: Prominence Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**15204 Joseph Drive, (CH-4A/69):**

**FINAL C.O.**

**Permit #12000640**

Applicant: Meritage Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**419 Bella Montagna, (RME-2/6):**

**FINAL C.O.**

**Permit #12000171**

Applicant: Meritage Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

**201 Bellagio Drive, (NLV-3/A/26):**

**FINAL C.O.**

**Permit #12000727**

Applicant: Ryland Homes

CBC: 02/14/13

A Final Certificate of Occupancy was issued with no conditions.

