

LAKEWAY CITY BUILDING COMMISSION

MINUTES OF REGULAR MEETING

March 28, 2013 at 9:00 A.M.

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

Members absent: Anderson and Aldrich

Council Representative present: Wallace

Staff present: Director Anderson and Buckovinsky

Continuing on site visits: Petter, Hagedorn, Benasutti, Vories, Powell, Wilsey and Hobbs (Alternate)

Minutes of 03/14/13: Motion by Hagedorn/Powell to approve the minutes as written

Passed Unanimously

109 Cedar Glen Cove, (CGIII/50):

HEIGHT DETERMINATION:

Applicant: Rivendale Homes, Judy O'Brien present

CBC: 03/28/13

The CBC reviewed a request for a height of 19 feet, 6 inches above the water meter at the right front corner of the lot (16 feet, 2 inches above the highest natural grade under the slab).

Vice Chairman Petter opened the public hearing and recessed the meeting until it could be reconvened on site at 9:30 a.m.; there was no one to speak for or against the height request.

Present on site:

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

City Staff: Sally Buckovinsky

Council Representative: Dennis Wallace

Applicant: Judy O'Brien

Public: Jim Wickesberg

The meeting reconvened on site at 9:30 a.m. Vice Chairman Petter re-opened the public hearing in the right-of-way in front of 109 Cedar Glen Cove 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 at the requested height and therefore the height requested by the applicant is approved. Vories seconded the motion.

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

The motion was unopposed.

The motion carried 7-0.

35 Prestonwood Circle, (Blvd/35):

FINAL C.O.

Permit #12001190

Applicant: Wes Peoples Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

302 Aquja Court, (RH-2/A/17):

FINAL C.O.

Permit #12001177

Applicant: Scott Felder Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

103 Curacao Court, (RH-5A/D/13):

FINAL C.O.

Permit #12001108

Applicant: Scott Felder Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

103 Kildrummy Lane, (LW Highlands-1/1/A/3):

FINAL C.O.

Permit #12000817

Applicant: Grand Haven Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

111 Cedar Glen Cove, (CGIII/51):

HEIGHT DETERMINATION:

Applicant: Rivendale Homes

CBC: 03/28/13

The CBC reviewed a request for a height of 18 feet, 0 inches above the water meter at the left front corner of the lot (13 feet, 8 inches above the highest natural grade under the slab).

Vice Chairman Petter opened the public hearing and recessed the meeting until it could be reconvened on site at 9:45 a.m.; there was no one to speak for or against the height request.

Present on site:

CBC Members:	Chuck Petter, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories, Rick Wilsey and Janet Hobbs
City Staff:	Sally Buckovinsky
Council Representative:	Dennis Wallace
Applicant:	Judy O'Brien
Public:	Jim Wickesberg

The meeting reconvened on site at 9:45 a.m. Vice Chairman Petter re-opened the public hearing in the right-of-way in front of 111 Cedar Glen Cove and closed it as there was no one present to speak for or against the request.

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

Wilsey made a motion that view blocking is not an issue at the requested height and therefore the height requested by the applicant is approved. Hagedorn seconded the motion.

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

The motion was unopposed.

The motion carried 7-0.

131 Kildrummy Lane, (LW Highlands-1/1/A/17)

FINAL C.O.

Permit #12000815

Applicant: Grand Haven Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

103 Princes Court, (LW Highlands-1/2/C/9):

FINAL C.O.

Permit #12000863

Applicant: Lennar Homes of Texas

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

105 Glenfiddich, (LW Highlands-1/2/A/61):

FINAL C.O.

Permit #12000972

Applicant: Standard Pacific Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

107 Glenfiddich, (LW Highlands-1/2/A/62):

FINAL C.O.

Permit #12000897

Applicant: Standard Pacific Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

208 Mia Drive, (LW Highlands-1/3/A/155):

FINAL C.O.

Permit #12001166

Applicant: MHI/Plantation Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

215 Bella Colinas, (LW Highlands-1/4/A/277):

FINAL C.O.

Permit #12000525

Applicant: Doug Casey Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

219 Bella Colinas, (LW Highlands-1/4/A/275):

FINAL C.O.

Permit #12000395

Applicant: Premier Partners Homes

CBC: 03/28/13

A Final Certificate of Occupancy was issued with no conditions.

12 Borello Drive, (Villas @FR-2/12): **FINAL C.O.** **Permit #12000777**
Applicant: Vintage Builders CBC: 03/28/13
A Final Certificate of Occupancy was issued with no conditions.

103 Antonio Way, (NLV-2/1): **FINAL C.O.** **Permit #12001220**
Applicant: Ryland Homes CBC: 03/28/13
A Final Certificate of Occupancy was issued with no conditions.

105 Antonio Way, (NLV-2/1): **FINAL C.O.** **Permit #12001221**
Applicant: Ryland Homes CBC: 03/28/13
A Final Certificate of Occupancy was issued with no conditions.

109 Crest View Drive, (LW-22/2287): **FINAL C.O.** **Permit #12000076**
Applicant: Frontera Builders CBC: 03/28/13
A Final Certificate of Occupancy was denied for the following reasons:

- ◆ Create a stucco chase to match the surrounding stucco to conceal the exposed copper lines near the A/C screening;
- ◆ Obtain passed final building inspection from McComis Inspections, Inc.;
- ◆ Install safety railing along dry-stacked boulders at rear of lot (areas with drop off of 30" or more);
- ◆ Contain decomposed granite (wash-out occurring at driveway);
- ◆ Paint vents on roof;
- ◆ Install vacuum breaker on the faucet on the right side of the home.