

# LAKEWAY CITY BUILDING COMMISSION

## MINUTES OF REGULAR MEETING

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

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

**Members absent:** Vories

**Council Representative present:** Wallace

**Staff present:** Director Anderson and Buckovinsky

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

**Minutes of 02/28/13:** Motion by Petter/Powell to approve the minutes as written

Passed Unanimously

**133 Crest View Lane, (LW-22/2275):**

**HEIGHT DETERMINATION:**

Applicant: RB Custom Homes

CBC: 03/14/13

The CBC reviewed a request for a height of 30 feet, 8 inches above the water meter at the left front corner of the lot (30 feet, 11 inches above the highest natural grade under the slab).

Chairman Anderson 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:

Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Rick Wilsey

City Staff:

Sally Buckovinsky

The meeting reconvened on site at 9:30 a.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 133 Crest View Lane and closed it as there was no one present to speak for or against the request.

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

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

The motion was unopposed.

The motion carried 7-0.

**222 Tavish Trail, (LW Highlands-1/2/A/76):**

**WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS**

Applicant: Ken and Linda Gable

CBC: 03/14/13

The CBC considered a waiver request from the requirement that the CBC establish a maximum height elevation for each lot on which an addition is to be built. The applicants are proposing to construct a free standing pergola and are hoping to have the requirement for a height determination waived as they do not believe that these improvements will unreasonably block any views.

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

Following a site visit, Petter made a motion to approve the waiver as requested because view blocking was determined not to be an issue. Aldrich seconded the motion.

Passed Unanimously

**931 Biscayne, (LW-8/931):**

**FINAL C.O.**

**Permit #12000890**

Applicant: Craftsmen Custom Homes

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**28 Prestonwood Circle, (Blvd/28):**

**FINAL C.O.**

**Permit #12000885**

Applicant: Wes Peoples Homes

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**204 Spellbrook, (LW-28 II/3886):**

**HEIGHT DETERMINATION:**

Applicant: Linda Fabiola Macias

CBC: 03/14/13

The CBC reviewed a request for a height of 30 feet, 0 inches above the spindle set in asphalt at the right front corner of the lot (26 feet, 0 inches above the highest natural grade under the slab).

Chairman Anderson opened the public hearing and Paul Dehner expressed a wish to view the building plans and Marla Davis asked about tree cutting. Chairman Anderson recessed the meeting until it could be reconvened on site at 9:45 a.m.

**Present on site:**

CBC Members:	Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn and Rick Wilsey
City Staff:	City Manager Steve Jones and Sally Buckovinsky
Applicant:	Linda Fabiola Macias
Other Interested Parties:	Daniel Paz Marla and Don Davis Paul Dehner Daniel Escobar

The meeting reconvened on site at 9:45 a.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 204 Spellbrook and closed it as there was no one present to speak for or against the request.

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

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

The motion was unopposed.

The motion carried 7-0.

**110 Bisset Court, (RH-1/B/11):**

**FINAL C.O.**

**Permit #12000192**

Applicant: VII Custom Homes

CBC: 03/14/13

A Final Certificate of Occupancy was **withdrawn again** because the applicant had not obtained an approved building final inspection.

**922 Challenger, (LW-9/1001):**

**ROCKS IN THE RIGHT-OF-WAY**

Applicant: Steven Hensel

CBC: 03/14/13

The owner of the property is asking that the CBC to consider allowance for 1"-2" rocks to be placed the entire length of the property in the right-of-way in front of the property. He states that the existing grass is often used as a parking area which results in an unkempt appearance and believes the rocks will be a better solution. Code states that specific CBC approval is required for rocks to be placed in the right-of-way.

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

Following a site visit, Petter made a motion to approve the rocks in the right-of-way as requested. Benasutti seconded the motion.

Passed Unanimously

**107 Caicos Cove, (RH-10/F/298A):**

**FINAL C.O.**

**Permit #12000092**

Applicant: Masters Touch

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**407 Bonaire Court, (RH-2/A/5):**

**FINAL C.O.**

**Permit #12000619**

Applicant: Scott Felder Homes

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**204 Tavish Trail, (LW Highlands-1/2/A/85):**

**FINAL C.O.**

**Permit #12000577**

Applicant: Lennar Homes of Texas

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**725 Golf Crest Lane, (LW28/3176):**

**GOLF COURSE LOT DETERMINATION:**

Applicant: John Jantzen

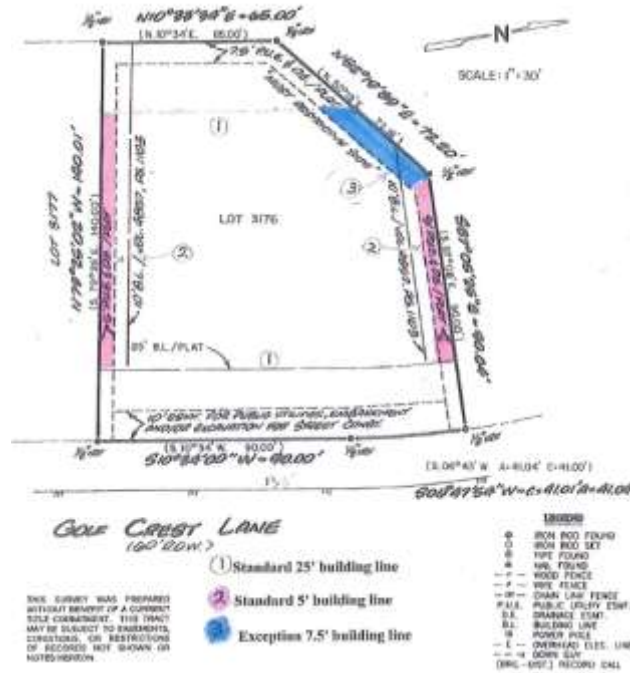
CBC: 03/14/13

This item was **tabled** from the last meeting. The CBC was asked to clarify which points of the lot should be considered as abutting the golf course playing area; the outcome of which would affect the application of the twenty-five (25) foot golf course setback. After visiting the site on 2/28/13, no determination was made because the CBC wanted the property lines and 25' building setbacks clearly marked before making any determinations.

The property owner has indicated that the lot is now marked to clearly show the property lines and setbacks and therefore he presented his request again.

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

Following another site visit, Powell made a motion to relax the 25' golf course setback along the area highlighted blue below (labeled #3) to a 7.5' and only impose the 25' golf course setback on the area labeled #1. This motion was seconded by Aldrich.



Passed Unanimously

**226 Tavish Trail, (LW Highlands-1/2/A/74):**

**FINAL C.O.**

**Permit #12000892**

Applicant: Standard Pacific Homes

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**205 Wester Ross, (LW Highlands-1/2/C/2):**

**FINAL C.O.**

**Permit #12000576**

Applicant: Lennar Homes of Texas

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**408 Wester Ross, (LW Highlands-1/2/A/114):**

**FINAL C.O.**

**Permit #12000893**

Applicant: Standard Pacific Homes

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

**201 Glenfiddich, (LW Highlands-1/2/A/65):**

**FINAL C.O.**

**Permit #12000858**

Applicant: Standard Pacific Homes

CBC: 03/14/13

A Final Certificate of Occupancy was issued with no conditions.

<b>110 Indigo Run, (FR@HC-3/150):</b>	<b>FINAL C.O.</b>	<b>Permit #12000801</b>
Applicant: Prominence Homes		CBC: 03/14/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>201 Black Wolf Run, (FR@HC-5/15):</b>	<b>FINAL C.O.</b>	<b>Permit #12000378</b>
Applicant: Islander Homes		CBC: 03/14/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>15303 Origins Lane, (Vistas@LW/1/Bldg 5):</b>	<b>FINAL C.O.</b>	<b>Permit #12000637</b>
Applicant: Prominence Homes		CBC: 03/14/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>15305 Origins Lane, (Vistas@LW/1/Bldg 5):</b>	<b>FINAL C.O.</b>	<b>Permit #12000648</b>
Applicant: Prominence Homes		CBC: 03/14/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>15207 Joseph Drive, (CH-4A/71):</b>	<b>FINAL C.O.</b>	<b>Permit #12000970</b>
Applicant: Meritage Homes		CBC: 03/14/13
A Final Certificate of Occupancy was issued with no conditions.		