

LAKEWAY CITY BUILDING COMMISSION
MINUTES OF REGULAR MEETING
April 11, 2013 at 9:00 A.M.

Members present: Anderson, Petter, Hagedorn, Benasutti, Vories, Powell and Hobbs

Members absent: None

Council Representative present: Wallace

Staff present: Buckovinsky

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

Minutes of 03/28/13: Motion by Hagedorn/Powell to approve the minutes as written

Passed Unanimously

136 Sailor's Run, (LCE-1/B/15):

VARIANCE REQUEST: STREET FACING GARAGE

Applicant: LakeRidge Custom Homes, Tom Crider present

CBC: 04/11/13

The CBC reviewed a request from LakeRidge Custom Homes, on behalf of Shelda Kay Ficklin and Linda Scrivens, the owners of the above referenced property, request a variance of the Lakeway Code of Ordinances to construct a garage addition with an entrance that faces the street.

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 variance request.

Present on site:

CBC Members:	Jim Anderson, Chuck Petter, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories and Janet Hobbs
City Staff:	Sally Buckovinsky
Council Representative:	Dennis Wallace
Applicant:	Tom Crider
Homeowner:	Kay Ficklin

The meeting reconvened on public property at 9:30 a.m. The public hearing was re-opened. Chairman Anderson closed the public hearing without input from the public.

Petter made a motion to approve the variance on the condition that the garage is set at a 40 degree angle to the street and that the plan be brought back to the CBC for approval.

The motion was seconded by Hagedorn.

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

The motion was opposed by Benasutti/Vories/Hobbs.

The motion carried 4-3.

105 Bellagio, (NLV-3/A/19):

WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS

Applicant: Reagan Hilbrich

CBC: 04/11/13

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 applicant is proposing to construct a free standing pergola and is hoping to have the requirement for a height determination waived as he does 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. Vories seconded the motion.

Passed Unanimously

408 Teal, (LW-2/193):

HEIGHT DETERMINATION:

Applicant: C & A Builders, Inc.

CBC: 04/11/13

The CBC reviewed a request for a height of 26 feet, 0 inches above the water meter at the right front corner of the lot (28 feet, 0 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 9:45 a.m.; there was no one to speak for or against the height request.

Present on site:

CBC Members: Jim Anderson, Chuck Petter, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories and Janet Hobbs
City Staff: Sally Buckovinsky
Council Representative: Dennis Wallace

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 408 Teal 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. Benasutti seconded the motion.

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

The motion was unopposed.

The motion carried 7-0.

1301 Lakeway Drive, (Fairlake/Lot 1):

SUBDIVISION HEIGHT DETERMINATION:

Applicant: Robert Stephen Homes

CBC: 04/11/13

The CBC reviewed a request for a height of 32 feet, 0 inches above the highest natural grade under the slab for all of the homes to be built in Fairlake subdivision. The ridge pole was erected 214 Fairlake Circle (Unit 6).

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 height request.

Present on site:

CBC Members: Jim Anderson, Chuck Petter, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories and Janet Hobbs
City Staff: Sally Buckovinsky
Council Representative: Dennis Wallace

The meeting reconvened on site at 10:00 a.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 1301 Lakeway Drive and closed it as there was no one present to speak for or against the request.

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

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

The motion was unopposed.

The motion carried 7-0.

119 Highlander, (LW-2/202):

WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS

Applicant: Rick Taylor, present

CBC: 04/11/13

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 applicant is proposing to construct a free standing pergola for the property owners and is hoping to have the requirement for a height determination waived as he does 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, Hagedorn made a motion to approve the waiver as requested because view blocking was determined not to be an issue. Petter seconded the motion.

Passed Unanimously

207 Bisset Court, (RH-1/A/3A):

WAIVER REQUEST: 7.5' STUCCO WALL

Applicant: Gregory Sells Builder

CBC: 04/11/13

The applicant requested that the CBC consider a waiver to allow a 7.5' tall stucco privacy wall to be constructed at the rear of the property facing Highlands Boulevard to screen the constant traffic as well as to provide privacy around the pool area. Code of Ordinances state 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.

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

Following a site visit, Vories made a motion to approve the waiver as requested. Petter seconded the motion.

Passed Unanimously

811 Electra, (LW-13/1056):

DETERMINATION: 1" ROCKS & CONCRETE BARRIER IN ROW

Applicant: Tom Clark and Rebecca Murphy

CBC: 04/11/13

The applicants asked that the CBC to review a request to allow 1" rocks and a concrete barrier to be placed in the right-of-way in front of their home. They want to create a parking area and reduce the amount of water needed to maintain their yard. The Code of Ordinances states that gravel, stones, and rocks are not permitted in the city's rights-of-way without specific approval of the CBC.

The CBC deferred their decision until they could visit the property.

Following a site visit, the CBC approved the request for the rocks in the right-of-way. The motion was made by Petter, seconded by Benasutti.

Passed Unanimously

302 Crestone Stream Drive, (Serene Hills-2E/58):

FINAL C.O.

Permit #12000750

Applicant: Sitterle Homes

CBC: 04/11/13

A Final Certificate of Occupancy was issued with no conditions.

401 Rocky Coast Drive, (RH-5A/C/170):

FINAL C.O.

Permit #12001027

Applicant: MHI/Plantation Homes

CBC: 04/11/13

A Final Certificate of Occupancy was issued with no conditions.

105 Princes Court, (LW Highlands-1/2/C/8):

FINAL C.O.

Permit #12000861

Applicant: Lennar Homes of Texas

CBC: 04/11/13

A Final Certificate of Occupancy was issued with no conditions.

206 Tavish Trail (LW Highlands-1/2/A/84):

FINAL C.O.

Permit #12000349

Applicant: Lennar Homes of Texas

CBC: 04/11/13

A Final Certificate of Occupancy was issued with no conditions.

101 Glenfiddich., (LW Highlands-1/2/A/59):

FINAL C.O.

Permit #12000836

Applicant: Lennar Homes of Texas

CBC: 04/11/13

A Final Certificate of Occupancy was issued with no conditions.

504 Wester Ross, (LW Highlands-1/2/A/111):

FINAL C.O.

Permit #12001077

Applicant: Standard Pacific Homes

CBC: 04/11/13

A Final Certificate of Occupancy was issued with no conditions.

109 Grant Cannon, (LW Highlands-1/3/A/130):

FINAL C.O.

Permit #12000951

Applicant: MHI/Plantation Homes

CBC: 04/11/13

A Final Certificate of Occupancy was issued with no conditions.

118 Escavera Cove, (FR@HC-6/15):	FINAL C.O.	Permit #12000305
Applicant: Zbranek & Holt Homes		CBC: 04/11/13
A Final Certificate of Occupancy was issued with no conditions.		
106 Tonkawa Trail, (Palomba Add-2/12):	FINAL C.O.	Permit #12000641
Applicant: Meritage Homes		CBC: 04/11/13
A Final Certificate of Occupancy was issued with no conditions.		
15202 Joseph Drive, (CH-4A/68):	FINAL C.O.	Permit #12001004
Applicant: Meritage Homes		CBC: 04/11/13
A Final Certificate of Occupancy was issued with no conditions.		
15087 Joseph Drive, (CH-5/85):	FINAL C.O.	Permit #12001076
Applicant: Meritage Homes		CBC: 04/11/13
A Final Certificate of Occupancy was issued with no conditions.		
101 Antonio Way, (NLV-2/1):	FINAL C.O.	Permit #12001219
Applicant: Ryland Homes		CBC: 04/11/13
A Final Certificate of Occupancy was issued with no conditions.		
103 Lombardia Drive, (NLV-3/A/6):	FINAL C.O.	Permit #12001255
Applicant: Ryland Homes		CBC: 04/11/13
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: 04/11/13
A Final Certificate of Occupancy was issued with no conditions.		