

LAKEWAY CITY BUILDING COMMISSION

MINUTES OF REGULAR MEETING

April 25, 2013 at 9:00 A.M.

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

Members absent: None

Council Representative present: Wallace

Staff present: Director Anderson and Buckovinsky

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

Minutes of 04/11/13: Motion by Petter/Benasutti to approve the minutes as written

Passed Unanimously

110 Carefree Circle (LW-28III/3915):

HEIGHT DETERMINATION:

Applicant: Zionstone Development, Jennifer Morrisett present

CBC: 04/25/13

The CBC reviewed a request for a height of 36'0" above water meter located at the right front corner of the lot (32'0" above highest natural grade under slab) was approved.

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, Dave Vories

City Staff: Sally Buckovinsky

Council Representative: Dennis Wallace

Applicant: Jennifer Morrisett

Public: Rick Wilsey (CBC Alternate member)

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 110 Carefree Circle 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. Petter seconded the motion.

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

The motion was unopposed.

The motion carried 7-0.

1301 Lakeway Drive, (Fairlake/Lot 1):

PUBLIC COMMENTS:

Public: Larry Buckhorn

CBC: 04/25/13

This was not an item on the agenda but Mr. Buckhorn was present to speak about his dissatisfaction regarding the length of time the developer is taking with subdivision improvements at Fairlake Subdivision. He lives on Vanguard and said that he was representing many of his neighbors who have expressed their displeasure in the lack of progress as well. Mr. Buckhorn said that he believes it to be detrimental to their home values. He would like to see that site revegetated to make it look like it is a property within a Lakeway neighborhood.

835 Sunfish, (LW-14/808):

FINAL C.O.

Permit #12000243

Applicant: Lake Travis Green Builders

CBC: 04/25/13

A Final Certificate of Occupancy was **denied** for the following reason:

- ◆ Install address number on house so that it is clearly visible from the street.

303 Nautilus Ave. (LW-23/2573A):

HEIGHT DETERMINATION:

Applicant: Hausman Homes, Randy Hausman present

CBC: 04/25/13

The CBC reviewed a request for a height of 20'0" above the existing garage slab (21'6" above highest natural grade under 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, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories
City Staff: Sally Buckovinsky
Council Representative: Dennis Wallace
Applicant: Randy Hausman
Public: Rick Wilsey (CBC Alternate member)

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 303 Nautilus Avenue and closed it as there was no one present to speak for or against the request.

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

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

The motion was unopposed.

The motion carried 7-0.

131 Antonio Way, (NLV-2/1):

FINAL C.O.

Permit #12001249

Applicant: Ryland Homes

CBC: 04/25/13

A Final Certificate of Occupancy was issued with no conditions.

133 Antonio Way, (NLV-2/1):

FINAL C.O.

Permit #12001248

Applicant: Ryland Homes

CBC: 04/25/13

A Final Certificate of Occupancy was issued with no conditions.

204 Montalcino Blvd, (NLV-6/D/117):

FINAL C.O.

Permit #12001417

Applicant: Ryland Homes

CBC: 04/25/13

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: 04/25/13

A Final Certificate of Occupancy was issued with no conditions.

307 Rocky Coast Drive, (RH-5A/C/168):

FINAL C.O.

Permit #12001083

Applicant: Scott Felder Homes

CBC: 04/25/13

A Final Certificate of Occupancy was issued with no conditions.

203 Tavish Trail (LW Highlands-1/2/C/18):

FINAL C.O.

Permit #12000820

Applicant: Lennar Homes of Texas

CBC: 04/25/13

A Final Certificate of Occupancy was issued with no conditions.

15201 Joseph Drive, (CH-4A/74):

FINAL C.O.

Permit #12001105

Applicant: Meritage Homes

CBC: 04/25/13

A Final Certificate of Occupancy was issued with no conditions.

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

AMENDED VARIANCE DETERMINATION

Applicant: LakeRidge Custom Homes, Tom Crider present

CBC: 04/25/13

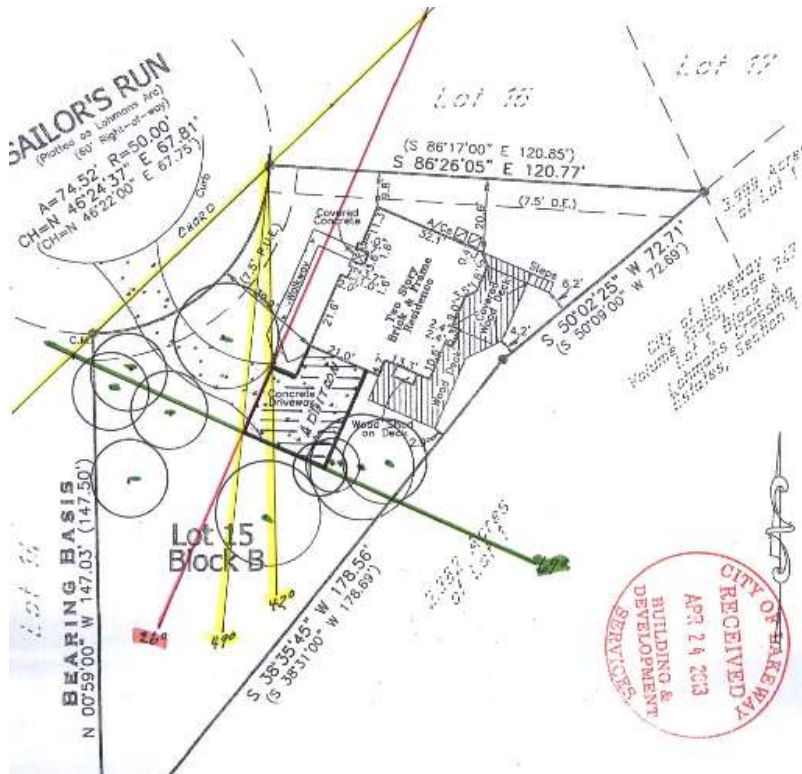
At the last meeting, the CBC approved a variance for the addition of a street facing garage as long as it could be oriented at a 40 degree angle to the street; they asked that the plan be brought back to them for approval. The plan that Mr. Crider presented shows the proposed garage addition at an angle to the street but he was unable to orient it as much as 40 degrees without the need to remove large trees.

The CBC deferred any decisions until they could revisit the property at 10:00 am.

Present on site:

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

Following another site visit, Aldrich made a motion to amend the previous variance determination and allow the garage addition to sit as shown below:



This motion was made because the orientation will not only preserve trees, but also because there are other street facing garages in the neighborhood.

The motion was seconded by Petter.

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

The motion was unopposed.

The motion carried 7-0.