

LAKEWAY CITY BUILDING COMMISSION

MINUTES OF REGULAR MEETING

December 13, 2012 at 9:00 A.M.

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

Members absent: Hagedorn

Council Representative present: Wallace

Staff present: Buckovinsky and Anderson

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

Minutes of 11/15/12: Motion by Petter/Powell to approve the minutes as written

Passed Unanimously

16490 Flint Rock Road, (Bluffs of FR/7): VARIANCES: DRIVEWAY & LANDSCAPING RELATED

Applicant: Creed and Cassie Ford, Cassie Ford present CBC: 12/13/12

The CBC reviewed a request from Creed Ford IV and Cassie Ford, the owners of the above referenced property, for approval of variances of the Lakeway Code of Ordinances to allow the use of asphalt on the driveway approach to the proposed new house and to allow the area facing Tonkawa Trail to remain natural without imposing the street-yard landscaping requirements.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 11:30 a.m.; there was no one to speak for or against the variance request.

Present on site:

CBC Members: Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Dave Vories and Rick Wilsey

City Staff: Sally Buckovinsky

Council Representatives: Mayor DeOme and Dennis Wallace

Applicant: Cassie Ford

Public: Chris Cokins

The meeting reconvened on public property at 11:30 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 to pave approximately 500 feet of the driveway approach with asphalt but postponed their determination on the landscaping variance until house construction is well underway.

The motion was seconded by Vories.

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

The motion was unopposed.

The motion carried 7-0.

113 Escavera Cove, (FR@HC-6/4): VARIANCE: IRON FENCE IN DRAINAGE EASEMENT

Applicant: Drew and Jean Ragland CBC: 12/13/12

The CBC were scheduled to review a variance request from Drew and Jean Ragland but the request was **withdrawn** from the agenda because the City's Attorney recently stated that variance requests to regulations found in the City's zoning ordinance may only be decided by the City's Board of Adjustment.

303 Nautilus, (LW-23/2573A): VARIANCE: FENCE IN 25' FRONT BUILDING SETBACK

Applicant: George Robert Beese IV and Jennifer Beese CBC: 12/13/12

The CBC were scheduled to review a variance request from George Robert Beese IV and Jennifer Beese but the request was **withdrawn** from the agenda because the City's Attorney recently stated that variance requests to regulations found in the City's zoning ordinance may only be decided by the City's Board of Adjustment.

205 Nautilus, (LW-23/2611): HEIGHT DETERMINATION:

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Applicant: Lake Travis Builders, Michael DeMarco present

CBC: 12/13/12

The CBC reviewed a request for a height of 31 feet, 6 inches above the electric transformer pad located at the right front corner of the lot (18'-6" above the highest natural grade under slab).

Chairman Anderson opened the public hearing. Charles Hosmer was present to speak in support of the height request; he is a Nautilus neighbor and stated that the existing trees are taller than the height pole. The meeting was recessed until it can be reconvened on site at 10:00 a.m.; there was no one else to speak for or against the height request.

Present on site:

CBC Members: Jim Anderson, Chuck Petter, Ken Aldrich, Joe Benasutti, Jim Powell, Dave Vories and Rick Wilsey
City Staff: Sally Buckovinsky
Council Representatives: Mayor DeOme and Dennis Wallace
Applicant: Michael DeMarco

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

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

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

The motion was unopposed.

The motion carried 7-0.

103 Scamper Cove, (LW-20/2212A): **HEIGHT DETERMINATION:**

Applicant: RPM Enterprises

CBC: 12/13/12

The CBC reviewed a request for a height of 30 feet, 0 inches above the top of the garage slab (30 feet, 6 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 10:25 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, Dave Vories and Rick Wilsey
City Staff: Sally Buckovinsky
Council Representatives: Mayor DeOme and Dennis Wallace

The meeting reconvened on site at 10:25 a.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 103 Scamper Cove 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. Benasutti seconded the motion.

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

The motion was unopposed.

The motion carried 7-0.

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

Applicant: Harry Zimmerman

CBC: 12/13/12

The CBC were scheduled to review a height request for 127 Firebird but the request was tabled until the first meeting in January 2013 because the ridge pole was not in the correct location for the required time period.

306 Bellagio Drive, (NLV-3/A/55): **FINAL C.O.**

Permit #12000643

Applicant: Ryland Homes

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

115 Bella Strada Cove, (BS/A/12): **HEIGHT DETERMINATION:**

Applicant: T. Laney-Spindler Construction
Homeowner: Rod Smith

CBC: 12/13/12

The CBC reviewed a request for a height of 11 feet, 6 inches above the water meter located at the left front corner of the lot (22'-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 10:40 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, Dave Vories and Rick Wilsey
City Staff: Sally Buckovinsky
Council Representatives: Mayor DeOme and Dennis Wallace
Homeowner: Rod Smith

The meeting reconvened on site at 10:45 am. Chairman Anderson re-opened the public hearing in the right-of-way in front of 115 Bella Strada 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. Powell seconded the motion.

The vote was Vories/PowellAnderson/Petter/Aldrich/Benasutti/Wilsey for the motion.

The motion was unopposed.

The motion carried 7-0.

306 Camino Arbolago, (Arbolago/C/39): **HEIGHT DETERMINATION:**

Applicant: Keith and Joan Peterson

CBC: 12/13/12

The CBC reviewed a request for a height of 16 feet, 0 inches above the ground level patio (16'-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 11:00 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, Dave Vories and Rick Wilsey
City Staff: Sally Buckovinsky
Council Representatives: Mayor DeOme and Dennis Wallace
Applicant: Keith Peterson

The meeting reconvened on site at 11:05 am. Chairman Anderson re-opened the public hearing in the right-of-way in front of 306 Camino Arbolago and closed it as there was no one present to speak for or against the request.

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

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

The motion was unopposed.

The motion carried 7-0.

126 Sailfish, (LW1/23A): **FINAL C.O.** **Permit #12000811**

Applicant: Mike Fritzier

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

402 Tonkawa Trail, (Tonkawa Place/1& 2): **FINAL C.O.** **Permit #12000005**

Applicant: Joe Connors

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

15207 Joseph Drive, (CH-4A/39): **TREE REPLACEMENT ON OTHER LOTS:**

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Applicant: Meritage Homes, Travis Schirpik present

CBC: 12/13/12

In order to construct a home at this address, 73 inches of protected live oak trees had to be removed and the applicant received approval on February 24, 2012 on the condition that 67.5 inches of replacement trees are planted.

Now that it has come time to landscape, the applicant has found that there is not enough room on the subject lot to replace all the trees on the property. They have submitted a request to place the replacement trees on other properties within the same subdivision.

The Code of Ordinances states that replacement trees are to be located on the subject site whenever possible. However, if this is not feasible, the CBC has the authority to allow the planting to take place on another property.

Petter made a motion to approve planting replacement trees on other lots as presented by the applicant. Aldrich seconded the motion.

Passed Unanimously

815 Bermuda, (LW-5/607): **WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS**

Applicant: T. Laney-Spindler Construction

CBC: 12/13/12

The applicant requested that the CBC consider 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 does not believe that any view will be blocked by the proposed addition.

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

Following a site visit, Wilsey 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

3212 Lakeway Blvd., (LW-20/2110): **WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS**

Applicant: Diane Anderson

CBC: 12/13/12

The applicant requested that the CBC consider 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 does not believe that any view will be blocked by the proposed addition.

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

Following a site visit, the CBC **tabled** the item until the height and location of the proposed structure can be represented. Unfortunately there was no one at the meeting or at home to provide answers to the CBC's questions. As a result, there has been a change in this type of waiver request; from this point forward, all waivers of this nature will require some form of height representation. Aldrich seconded the motion.

Passed Unanimously

122 Clubhouse Drive (LW-28/3168): **WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS**

Applicant: Jacqueline Lloyd

CBC: 12/13/12

The applicant requested that the CBC consider 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 does not believe that any view will be blocked by the proposed addition.

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 view blocking was determined not to be an issue. Vories seconded the motion.

Passed Unanimously

112 Kildrummy, (LW Highlands-1/1/B/6): **FINAL C.O.** **Permit #12000355**

Applicant: Grand Haven Homes

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

221 Vailco Lane, (R@AV/E/8A): **WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS**

Applicant: Carole Harris

CBC: 12/13/12

The applicant requested that the CBC consider 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 does not believe that any view will be blocked by the proposed addition.

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

Following a site visit, Wilsey 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

1914 Lakeway Blvd., (LW-22/2483):

ROCKS IN THE RIGHT-OF-WAY:

Applicant: Robert Snyder Landscape

CBC: 12/13/12

The applicant asks that the CBC review their request to allow 1"-3" rocks to be placed in the right-of-way in front of the property. The applicant has been hired to improve the curb appeal of the property and has asked that the grass in the right-of-way be removed and replaced with Brazos rock. The reason is to reduce water usage and to create a better overall appearance.

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 Vories, seconded By Aldrich.

Passed Unanimously

123 Sailfish, (LW1/7):

HEIGHT COMPLIANCE CONCERNS:

Applicant: Mike Fritzler, present

CBC: 12/13/12

Concerns were presented by the applicant that the height of the structure under construction at 123 Sailfish will exceed the height that was approved. On 5/24/12, the CBC approved a height of 30 feet, 0 inches below the electric transformer pad at the right front corner of the lot (16 feet, 0 inches above the highest natural grade under slab). The concerns are that the pole did not accurately depict the location of the structure. This item was **tabled** until ridge poles could be erected above the current slab to represent the height of the addition. The CBC will again discuss the issue at the first meeting in January 2013.

Discussion and Receive Direction on:

CBC MEETING DATES DURING THE HOLIDAYS

Applicant: BDS Staff

CBC: 12/13/12

Staff wanted to discuss and receive direction next year's meeting dates during the holiday months (November & December). Over the past several years only one meeting during the months of November and December, primarily because the format of second and fourth Thursdays used for the other ten months interferes with the holidays. The CBC determined that in 2013 the meeting in November will be held on November 14 and in December it will be held on December 12. They agreed that they could hold a special meeting during those months if necessary.

417 Bella Montagna Circle, (RME-2/7):

FINAL C.O.

Permit #12000170

Applicant: Meritage Homes

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

102 N. Meadowlark, (CH-1/B/56):

FINAL C.O.

Permit #12000559

Applicant: Saldana Homes

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

822 San Remo Blvd, (NLV-2/1):

FINAL C.O.

Permit #11000552

Applicant: Ryland Homes

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

824 San Remo Blvd, (NLV-2/1):

FINAL C.O.

Permit #11000551

Applicant: Ryland Homes

CBC: 12/13/12

A Final Certificate of Occupancy was issued with no conditions.

109 Bellagio Drive, (NLV-3/A/21):

FINAL C.O.

Permit #12000872

Applicant: Ryland Homes
A Final Certificate of Occupancy was issued with no conditions.

CBC: 12/13/12

412 Indianwood Drive, (FR@HC-3/165): **FINAL C.O.** **Permit #11000530**

Applicant: Prominence Homes
A Final Certificate of Occupancy was issued with no conditions.

CBC: 12/13/12

3000 RR 620 S., (LRMC/1): **FINAL C.O.** **Permit #10000310**

Applicant: Lakeway Regional Medical Center
Project: Hospital at the Lakeway Regional Medical Center
A Final Certificate of Occupancy was issued with no conditions.

CBC: 12/13/12

200 Medical Parkway, (LRMC/1): **FINAL C.O.** **Permit #11001104**

Applicant: Lakeway Regional Medical Center
Project: Medical Office Building at the Lakeway Regional Medical Center
A Final Certificate of Occupancy was issued with no conditions.

CBC: 12/13/12