

LAKEWAY CITY BUILDING COMMISSION

MINUTES OF REGULAR MEETING

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

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

Members absent: Petter

Council Representative present: Wallace

Staff present: Buckovinsky and Director Anderson

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

Minutes of 02/14/13: Motion by Hagedorn/Powell to approve the minutes as written

Passed Unanimously

19 Muirfield Greens , (St. Andrews, Lot 41): VARIANCE: HOT TUB IN REAR SETBACK

Applicant: Kathleen Kelly

CBC: 02/28/13

Representative: Randall Byrd, present

The CBC reviewed a request from Kathleen Kelly, the owner of the above referenced property, for a variance of the Lakeway of Code of Ordinances to allow a hot tub and stairs to be constructed in the 10-foot rear building setback.

Chairman Anderson opened the public hearing and recessed the meeting until it could be reconvened on site at 09:30 a.m.; there was no one to speak for or against the variance request.

Present on site:

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

City Staff: Sally Buckovinsky

Applicant's Representative: Randall Byrd

Council Representative: Dennis Wallace

Public: Sandy Larson

The meeting reconvened on public property at 09:30 a.m. The public hearing was re-opened. Sandy Larson, a friend and representative of the owner, explained that the need for the hot tub was therapeutic in nature. Chairman Anderson then closed the public hearing without any further input from the public.

Wilsey made a motion to approve the variance as requested.

The motion was seconded by Vories.

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

The motion was unopposed.

The motion carried 7-0.

802 Brooks Hollow WAIVER REQUEST: FROM HEIGHT DETERMINATION PROCESS

Applicant: Joe Bailey

CBC: 02/28/13

Representative: Jim Hanson (River City Landscaping), present

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 cabana and an open sided trellis 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, Aldrich made a motion to approve the waiver as requested because view blocking was determined not to be an issue. Wilsey seconded the motion.

Passed Unanimously

113 Cedar Glen Cove, (CG-III/52):

HEIGHT DETERMINATION:

Applicant: Rivendale Homes

CBC: 02/28/13

The CBC reviewed a request for a height of 23 feet, 6 inches above the water meter box located at the right front corner of the lot (16'-6" 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 09:45 a.m.; there was no one to speak for or against the height request.

Present on site:

CBC Members:	Jim Anderson, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories and Rick Willsey
City Staff:	Sally Buckovinsky
Council Representative:	Dennis Wallace
Applicant:	Judy O'Brien

The meeting reconvened on site at 09:45 a.m. Chairman Anderson re-opened the public hearing in the right-of-way in front of 113 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.

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

The motion was unopposed.

The motion carried 7-0.

407 Teal, (LW-2/200):

HEIGHT DETERMINATION:

Applicant: Triton Residential, LLC, Tommy Roberts present

CBC: 02/28/13

The CBC reviewed a request for a height of 28 feet, 9 inches above the water meter box located at the northwest corner of the lot (30'-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 10:00 a.m.; there was no one to speak for or against the height request.

Present on site:

CBC Members:	Jim Anderson, Ken Aldrich, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories and Rick Willsey
City Staff:	Sally Buckovinsky
Council Representative:	Dennis Wallace
Applicant:	Tommy Roberts

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 407 Teal 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/Hagedorn/Powell/Vories/Wilsey for the motion.

The motion was unopposed.

The motion carried 7-0.

931 Biscayne, (LW-8/931):

FINAL C.O.

Permit #12000890

Applicant: Craftsmen Custom Homes

CBC: 02/28/13

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

- ◆ Install house number on house

6 Prestonwood Circle, (Blvd/6):

FINAL C.O.

Permit #12000272

Applicant: Wes Peoples Homes

CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

725 Golf Crest Lane, (LW28/3176): **GOLF COURSE LOT DETERMINATION:**

Applicant: Stuart Alkire CBC: 02/28/13

Property Owner: John Jantzen, present

The applicant and prospective property owner has asked the CBC to clarify which points of the lot should be considered as abutting the golf course playing area; the outcome of which will affect the application of the twenty-five (25) foot golf course setback. He is concerned since the rear of the lot is angled and if the strictest application of the setbacks applies, it will result in three 25-foot building setbacks which will of course restrict the buildable area on the lot.

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

Following a site visit, the determination was tabled until the applicant could stake the 25' building setbacks.

12 Prestonwood Circle, (Boulevard/12): **FINAL C.O.** **Permit #12000882**

Applicant: Wes Peoples Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

14 Prestonwood Circle, (Boulevard/14): **FINAL C.O.** **Permit #12000981**

Applicant: Wes Peoples Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

20 Prestonwood Circle, (Boulevard/20): **FINAL C.O.** **Permit #12000271**

Applicant: Wes Peoples Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

23 Prestonwood Circle, (Boulevard/23): **FINAL C.O.** **Permit #120008841**

Applicant: Wes Peoples Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

27 Prestonwood Circle, (Boulevard/27): **FINAL C.O.** **Permit #12000270**

Applicant: Wes Peoples Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

110 Bisset Court, (RH-1/B/11): **FINAL C.O.** **Permit #1200192**

Applicant: VII Custom Homes CBC: 02/28/13

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

307 Duffy Lane, (LW Highlands-1/1/B/19): **FINAL C.O.** **Permit #12000816**

Applicant: Grand Haven Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

208 Wester Ross, (LW Highlands-1/2/A/52): **FINAL C.O.** **Permit #12000859**

Applicant: Standard Pacific Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

507 Wester Ross, (LW Highlands-1/2/A/107): **FINAL C.O.** **Permit #12000770**

Applicant: Standard Pacific Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

101 Tonkawa Trail, (Palomba Add-2/1): **FINAL C.O.** **Permit #12000447**

Applicant: Meritage Homes CBC: 02/28/13

A Final Certificate of Occupancy was issued with no conditions.

115 Tonkawa Trail, (Palomba Add-2/8): **FINAL C.O.** **Permit #12000662**

Applicant: Meritage Homes CBC: 02/28/13

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

15307 Origins Lane, (Vistas@LW-1/Bldg 4):	FINAL C.O.	Permit #12000496
Applicant: Prominence Homes		CBC: 02/28/13
A Final Certificate of Occupancy was issued with no conditions.		
1102 Sledge Drive, (CH-6/43):	FINAL C.O.	Permit #11000855
Applicant: Meritage Homes		CBC: 02/28/13
A Final Certificate of Occupancy was issued with no conditions.		
425 Bella Montagna, (RME-2/3):	FINAL C.O.	Permit #12000902
Applicant: Meritage Homes		CBC: 02/28/13
A Final Certificate of Occupancy was issued with no conditions.		
15089 Barrie Drive, (CH-5/53):	FINAL C.O.	Permit #12000903
Applicant: Meritage Homes		CBC: 02/28/13
A Final Certificate of Occupancy was issued with no conditions.		
15207 Joseph Drive, (CH-4A/71):	FINAL C.O.	Permit #12000970
Applicant: Meritage Homes		CBC: 02/28/13
A Final Certificate of Occupancy was withdrawn because the applicant had not obtained an approved building final inspection.		
105 Bellagio Drive, (NLV-3/A/3):	FINAL C.O.	Permit #12000626
Applicant: Ryland Homes		CBC: 02/28/13
A Final Certificate of Occupancy was issued with no conditions.		
212 Bellagio Drive, (NLV-3/A/62):	FINAL C.O.	Permit #12001174
Applicant: Ryland Homes		CBC: 02/28/13
A Final Certificate of Occupancy was issued with no conditions.		
1938 Lohman's Corssing, (Tuscan Village-Phs-3):	FINAL C.O.	Permit #11000729
Applicant: Bartlett Cocke		CBC: 02/28/13
Project: Lake Travis Community Library		
A Final Certificate of Occupancy was issued with no conditions.		