

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

**Members present:** Petter, Hagedorn, Powell, Benasutti, Vories and Hobbs  
**Members absent:** Anderson and Aldrich  
**Council Representative present:** None  
**Staff present:** Director Anderson and Buckovinsky  
**Continuing on site visits:** Petter, Hagedorn, Powell, Benasutti, Vories and Hobbs  
**Minutes of 04/25/13:** Motion by Hagedorn/Vories to approve the minutes as written

Passed Unanimously

**102 Feritti Drive, (RH-5A/D/198):** **VARIANCE REQUEST: FENCE IN STREET SETBACK**

Applicant: Brooke and Newman Richards, present CBC: 05/09/13

The CBC reviewed a request from Brooke and Newman Richards, the new owners of the above referenced property. The request is for a variance of the Lakeway Code of Ordinances to allow an iron fence to be constructed in the 25' street-side building setback facing Rocky Coast.

Vice Chairman Petter opened the public hearing and recessed the meeting until it could be reconvened on site at 9:35 a.m.; there was no one to speak for or against the variance request.

**Present on site:**

CBC Members: Chuck Petter, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories, Janet Hobbs  
City Staff: Sally Buckovinsky  
Applicant: Brooke and Newman Richards

The meeting reconvened on public property at 9:35 a.m. The public hearing was re-opened. Vice Chairman Petter closed the public hearing without input from the public.

Hagedorn made a motion to approve the variance for a 5' iron fence as requested because the impact on the streetscape will be negligible.

The motion was seconded by Vories.

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

The motion was unopposed.

The motion carried 6-0.

**502 Lakeway Drive, (LW-2/181):** **CONCEPTUAL PLAN APPROVAL: ORIENTATION OF GARAGE TO STREET**

Applicant: Mark Zwern CBC: 05/09/13

The applicant submitted a request for CBC consideration and approval of a street facing garage on a proposed new home which has been oriented at a 45 degree angle to the street.

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

Following a site visit, Benasutti made a motion to approve the plan as submitted since the angle of the garage was greater than 45 degrees. Vories seconded the motion.

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

The motion was unopposed.

The motion carried 6-0.

**810 Brooks Hollow Road:** **FINAL C.O.** **Permit #12000279**

Applicant: C & A Builders CBC: 05/09/13

This item was on the agenda for a Final CO but was **withdrawn** by the builder.

**102 Caicos Cove, (RH-10/F/301A):** **FINAL C.O.** **Permit #1000989**

Applicant: Crescent Estates Custom Homes CBC: 05/09/13

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

- ◆ Needs to install safety railing along portion of wall with a drop off of 30" or more;

**502 Lakeway Drive, (LW-2/181):** **HEIGHT DETERMINATION:**

Applicant: Mark Zwern CBC: 05/09/13

The CBC reviewed a request for a height of 19'0" above the spindle set in a power pole (24'0" above highest natural grade under slab).

Vice Chairman Petter 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: Chuck Petter, Joe Benasutti, Jim Powell, Al Hagedorn, Dave Vories, Janet Hobbs  
City Staff: Sally Buckovinsky

The meeting reconvened on site at 10:00 a.m. Vice Chairman Petter re-opened the public hearing in the right-of-way in front of 502 Lakeway Drive 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 Powell/Hobbs/Petter/Vories/Hagedorn/Benasutti for the motion.

The motion was unopposed.

The motion carried 6-0.

**112 Knarr, (LW-29/3056):** **DETERMINATION: ROCKS IN THE RIGHT-OF-WAY**

Applicant: Austin Lawn Pro, Scott Maribito present CBC: 05/09/13

Homeowner: Merrick Leler, present

The applicant asked that the CBC consider allowing 2" rocks and a 4" containment border to be placed in the right-of-way in front of the property. The applicant has been hired to perform some landscape improvements, including reducing the amount of water usage. Replacing grass with the rocks is believed to not only satisfy those goals but to enhance the overall appearance as well. 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, Benasutti made a motion to approve the waiver as requested. Vories seconded the motion.

Passed Unanimously

**722 Sunfish, (LW-4/620):** **DETERMINATION: RETAINING WALL IN THE RIGHT-OF-WAY**

Applicant: River City Landscaping, Jim Hanson present CBC: 05/09/13

The applicant asked that the CBC consider allowing limestone rock walls to replace the dilapidated railroad ties that are currently in place in the right-of-way in front of the property. The walls will not be an imposition on the streetscape as the current structure that they are replacing sit somewhat below the level of the street.

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

Following a site visit, Vories made a motion to approve the request. Hagedorn seconded the motion.

Passed Unanimously

**414 Sallmaster, #A (LCE-1/B/43):** **FINAL C.O.** **Permit #12000482**

Applicant: Tilson Homes CBC: 05/09/13

This item was on the agenda for a Final CO but was **withdrawn** by the builder.

**414 Sailmaster, #B (LCE-1/B/43):** **FINAL C.O.** **Permit #12001113**  
Applicant: Tilson Homes **CBC: 05/09/13**  
This item was on the agenda for a Final CO but was **withdrawn** by the builder.

**102 Highlander,, (LW-2/262):** **WAIVER: FACING POOL PATIO W/HOUSE MATERIALS**  
Applicant: Texas Pools and Patios **CBC: 05/09/13**  
The applicant asked that the CBC consider a waiver from the requirement that the exposed face of the pool patio be covered in the same masonry materials as the house. The exterior finish on this home is mostly siding with very little stone. Rather than having the entire face of the pool covered in limestone to match the very little stone on the home, the applicant is hoping instead to get approval for limestone arches with stucco painted the same color as the house siding in between the arches as he believes it will add more architectural interest to this home.

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

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

Passed Unanimously

**101 Oak Glen Cove, (Cedar Glen 3/61):** **FINAL C.O.** **Permit #11001452**  
Applicant: Rivendale Homes **CBC: 05/09/13**  
A Final Certificate of Occupancy was **denied** for the following reason:  
◆ Additional foundational plantings required where house faces Brooks Hollow;

**103 Oak Glen Cove, (Cedar Glen 3/62):** **FINAL C.O.** **Permit #11001451**  
Applicant: Rivendale Homes **CBC: 05/09/13**  
A Final Certificate of Occupancy was **denied** for the following reason:  
◆ Additional foundational plantings required where house faces Brooks Hollow;

**111 Oak Glen Cove, (Cedar Glen 3/66):** **FINAL C.O.** **Permit #12000566**  
Applicant: Rivendale Homes **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

**211 Rocky Coast Drive, (RH-5A/C/162):** **FINAL C.O.** **Permit #12001215**  
Applicant: Scott Felder Homes **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

**105 Fraser Cove, (LW Highlands-1/1/B/23):** **FINAL C.O.** **Permit #12001175**  
Applicant: Grand Haven Homes **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

**101 Princes Court, (LW Highlands-1/2/C/18):** **FINAL C.O.** **Permit #12001119**  
Applicant: Lennar Homes of Texas **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

**101 Waverly Spire Ct, (LW Highlands-1/2/A/87):** **FINAL C.O.** **Permit #12000875**  
Applicant: Lennar Homes of Texas **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

**508 Wester Ross, (LW Highlands-1/2/A/109):** **FINAL C.O.** **Permit #12001162**  
Applicant: Standard Pacific Homes **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

**109 Pierce Range, (LW Highlands-1/3/A/148):** **FINAL C.O.** **Permit #12001321**  
Applicant: MHI/Plantation Homes **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

<b>209 Mia Drive, (LW Highlands-1/3/A/150):</b>	<b>FINAL C.O.</b>	<b>Permit #12001372</b>
Applicant: MHI/Plantation Homes		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>209 Bella Colinas, (LW Highlands-1/4/A/272):</b>	<b>FINAL C.O.</b>	<b>Permit #12000745</b>
Applicant: John Siemering Homes		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>409 Bella Montagna Circle, (RME-2/11):</b>	<b>FINAL C.O.</b>	<b>Permit #12000546</b>
Applicant: Shai Homes		CBC: 05/09/13
A Final Certificate of Occupancy was denied for the following reasons:		
<ul style="list-style-type: none"> <li>◆ Additional foundational plantings required 12' down the left side of the house where the house faces the street;;</li> <li>◆ Remove loose rocks;</li> </ul>		
<b>15303 Joseph Drive, (CH-4A/106):</b>	<b>FINAL C.O.</b>	<b>Permit #12001507</b>
Applicant: Meritage Homes		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>315 Montalcino Blvd., (NLV-6/D/129):</b>	<b>FINAL C.O.</b>	<b>Permit #12000479</b>
Applicant: Ryland Homes		CBC: 05/09/13
A Final Certificate of Occupancy was denied for the following reason:		
<ul style="list-style-type: none"> <li>◆ Correct lateral drainage issues on left side of property;</li> </ul>		
<b>112 Indian Bend, (LW-29/3075):</b>	<b>FINAL C.O.</b>	<b>Permit #12001312</b>
Applicant: MHI/Plantation Homes		CBC: 05/09/13
This item was on the agenda for a Final Certificate of Occupancy but was <b>withdrawn</b> by the contractor until the next meeting.		
<b>106 Bella Strada Cove, (Bella Strada/A/3):</b>	<b>FINAL C.O.</b>	<b>Permit #12000953</b>
Applicant: Centerra Homes		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>115 Bella Strada Cove, (Bella Strada/A/12):</b>	<b>FINAL C.O. (NEW HOUSE)</b>	<b>Permit #11000941</b>
Applicant: T. Laney-Spindler		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>115 Bella Strada Cove, (Bella Strada/A/12):</b>	<b>FINAL C.O. (CABANA)</b>	<b>Permit #12001260</b>
Applicant: T. Laney-Spindler		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>202 Amiata Avenue, (Tuscan Village-1&amp;2/83):</b>	<b>FINAL C.O.</b>	<b>Permit #12001161</b>
Applicant: Legend Communitites		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>104-1 Rivalto Circle, (Tuscan Village-1&amp;2):</b>	<b>FINAL C.O.</b>	<b>Permit #12000829</b>
Applicant: Legend Communitites		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>104-2 Rivalto Circle, (Tuscan Village-1&amp;2):</b>	<b>FINAL C.O.</b>	<b>Permit #12000830</b>
Applicant: Legend Communitites		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		
<b>104-3 Rivalto Circle, (Tuscan Village-1&amp;2):</b>	<b>FINAL C.O.</b>	<b>Permit #12000831</b>
Applicant: Legend Communitites		CBC: 05/09/13
A Final Certificate of Occupancy was issued with no conditions.		

**104-4 Rivalto Circle, (Tuscan Village-1&2):** **FINAL C.O.** **Permit #12000832**  
Applicant: Legend Communitis **CBC: 05/09/13**  
A Final Certificate of Occupancy was issued with no conditions.

**901 Highlands Blvd, (LW Highlands Village/1):** **FINAL C.O.** **Permit #12000998**  
Applicant: Legend Communitis **CBC: 05/09/13**  
Project:: Lakeway Highlands Event Pavilion and Welcome Center  
A Final Certificate of Occupancy was issued with no conditions.

**1403 RR 620 N., (CH12/5-6 & 22-23):** **FINAL C.O.** **Permit #12000426**  
Applicant: Legend Communitis **CBC: 05/09/13**  
Project:: Service King  
A Final Certificate of Occupancy was issued with no conditions.