

CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING
Action Minutes of Regular Session
Thursday, May 23, 2013, 9:00 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

Establish Quorum and Call to Order. Present: Commissioners Ken Aldrich, Dave Vories, Joe Benasutti, Chuck Petter, Al Hagedorn, Rick Wilsey and Chairperson Jim Anderson. Also present: Bruce Harris, City Council Liaison; Troy Anderson, BDS Director and Sally Buckovinsky, Plans Examiner.

1. **Approval of Minutes:** Regular City Building Commission Meeting May 9, 2013.
 - **Commissioner Petter moved to approve the May 9, 2013, regular meeting minutes. Commissioner Hagedorn seconded the motion, and it passed unanimously by a vote of 7-0.**

2. **Variance: 26 Water Front Avenue.** Consider a request from Antony and Allison Aiello, the owners of 26 Water Front Avenue, (Lakeway Section 37, Block A, Lot 42), for approval of a variance of the Lakeway Code of Ordinances to allow a deck and arbor that were constructed in the 25' drainage easement to remain.
 - Citizen participation/public hearing -No one spoke.
 - Commission discussion/action –Applicant Antony Aiello was present. Chairperson Jim Anderson recessed meeting until Commission could visit the property.
 - Meeting reconvened on site/ public hearing re-opened and closed-No one spoke
 - **Commissioner Chuck Petter moved to approve the request. Commissioner Joe Benasutti seconded the motion, and it passed by unanimous vote, approved 7-0.**

3. **Height Determination: 102 Champion Drive.** Consider a request from James Ward the owner of the property located at 102 Champion Drive, (Lakeway Section 16, Lot 1330), for a height determination for an addition to the property.
 - Citizen participation/public hearing -No one spoke.
 - Commission discussion/action – Chairperson Jim Anderson recessed meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed-No one spoke
 - **Commissioner Rick Wilsey moved that view blocking was not an issue and therefore the requested height of 15'0" above the top of the iron rod located at the left front corner of the lot (15.1' above highest natural grade under slab) was approved. Commissioner Chuck Petter seconded the motion, and it passed by unanimous vote, approved 7-0.**

4. **Height Determination: 109 Largo Cove.** Consider a request from KB Custom Pools, on behalf of Patrick and Kelley Murphy, the owners of the property located at 109 Largo Cove, (Rough Hollow, Section 10, Block F, Lot 314), for a height determination for an addition to the property.
 - Citizen participation/public hearing -No one spoke.
 - Commission discussion/action – Chairperson Jim Anderson recessed meeting until Commission could visit the property.
 - Meeting reconvened on site – Applicant Geroqe Barnett and Ken Blake, KB Custom Pools present. Public hearing re-opened – Mike Ruggerio expressed opposition. Public hearing closed.
 - **Height Determination postponed in order to allow owner and neighbor to discuss proposal.**

5. **Height Determination: 133 Firebird.** Consider a request from Luc and Janet Chabot, the owners of the property located at 133 Firebird, (Lakeway Section 18, Lot 2042), for a height determination for a new house to be constructed on the property.
 - Citizen participation/public hearing -No one spoke.
 - **Property owners requested that this item be postponed to the June 27, 2012, regularly scheduled meeting of the Commission.**

6. **Height Determination: 715 Bermuda.** Consider a request from LakeRidge Builders, on behalf of Brian Branson, the owner of the property located at 715 Bermuda, (Lakeway Section 4, Lot 624) for a height determination for a new house to be constructed on the property.
 - Citizen participation/public hearing -No one spoke.
 - Commission discussion/action – Applicant Tom Crider present. Chairperson Jim Anderson recessed meeting until Commission could visit the property.
 - Meeting reconvened on site – Applicant and property owner, Brian Branson, present. Public hearing re-opened and closed-No one spoke
 - **Commissioner Chuck Petter moved that view blocking was not an issue and therefore the requested height of 15 feet, 6 inches above the spindle set in the right-of-way on Sunfish (29.5' above the highest natural grade under the slab). Commissioner Ken Aldrich seconded the motion, and it passed by unanimous vote, approved 7-0.**

7. **Waiver Request: 1301 Lakeway Drive.** Robert Stephen Homes, Ltd. asked the Commission to consider a waiver request from the requirement that pole-style yard lights be installed at each house in the new Fairlake Subdivision. Instead of the pole-style yard light on some of the units, the applicant proposes to add carriage lamps on the front of the homes.
 - Commission discussion/action –Applicant Rob Swett was present.
 - **Commissioner Rick Wilsey moved to approve the request. Commissioner Chuck Petter seconded the motion, and it passed by unanimous vote, approved 7-0.**

8. **Waiver Request: 1301 Lakeway Drive.** Consider a waiver request from Robert Stephen Homes to allow the use of sheets of James Hardie siding on small portions of the proposed new houses to be constructed in the new Fairlake Subdivision.
 - Commission discussion/action –Applicant Rob Swett was present.
 - **Commissioner Ken Aldrich moved to approve the request. Commissioner Dave Vories seconded the motion, and it passed by unanimous vote, approved 7-0.**

9. **Waiver Request: 803 Cutlass.** Consider a waiver request from John A. Wilkins, the owner of the property located at 803 Cutlass, (Lakeway Section 30, Lot 3297) to allow a wood fence to be constructed without the required masonry column on the left side of the property
 - Commission discussion/action – determination deferred until Commission could visit the property.
 - Reconvened on site
 - **Commissioner Ken Aldrich moved to approve the request. Commissioner Al Hagedorn seconded the motion, and it passed by unanimous vote, approved 7-0.**

10. **Determination Request: 726 Bermuda.** Request for CBC consideration and approval from Stacy Miller, the owner of the new home under construction at 726 Bermuda (Lakeway Section 5, Lot 698) to allow a metal trellis grid to be installed to help create a flowering vine wall for privacy.
 - Commission discussion/action – determination deferred until CBC could visit the site
 - Reconvened on site
 - **Commissioner Ken Aldrich moved to approve the request. Commissioner Dave Vories seconded the motion, and it passed by unanimous vote, approved 7-0.**

11. **Determination Request: 102 Caicos Cove.** Request for CBC re-consideration received from Brian Saathoff of Kodiak Development, regarding the reason the Final Certificate of Occupancy was denied on May 9, 2013 for 102 Caicos Cove, (Rough Hollow, Section 10, Block F, Lot 301) The requirement is for a safety rail along sections of a retaining wall with drop offs of 30" or more.
 - Commission discussion/action – Applicant Brian Saathoff was present. Applicant stated that contractor was not responsible for wall construction – determination deferred until City Staff could look into railing responsibility.
 - **Commissioner Chuck Petter moved to issuance of the Final CO dependent on staff's findings. Commissioner Joe Benasutti seconded the motion, and it passed by unanimous vote, approved 7-0.**
12. **Final Certificate of Occupancy Inspection: 810 Brooks Hollow Road.** Failed.
 - The Commission could not issue a Final Certificate of Occupancy because they were unable to gain access to inspect due to the locked gate.
13. **Final Certificate of Occupancy Inspection: 112 Indian Bend.** Passed.
14. **Final Certificate of Occupancy Inspection: 414 Sailmaster, #A.** Passed.
15. **Final Certificate of Occupancy Inspection: 414 Sailmaster, #B.** Passed.
16. **Final Certificate of Occupancy Inspection: 101 Oak Glen Cove.** Passed.
17. **Final Certificate of Occupancy Inspection: 103 Oak Glen Cove.** Passed.
18. **Final Certificate of Occupancy Inspection: 102 Feritti Drive.** Passed.
19. **Final Certificate of Occupancy Inspection: 102 Caicos Cove.** Failed.
 - The Commission agreed to issue a Final Certificate of Occupancy with no conditions when the safety railing issue is resolved. *(Note: it was found that the developer did not construct the wall and Brian Saathoff of Kodiak Development is in the process of installing the railing).*
20. **Final Certificate of Occupancy Inspection: 317 Bonaire Court.** Passed.
21. **Final Certificate of Occupancy Inspection: 107 Tonkawa Trail.** Passed.
22. **Final Certificate of Occupancy Inspection: 409 Bella Montagna Circle.** Passed.
23. **Final Certificate of Occupancy Inspection: 818 San Remo Blvd.** Passed.



 Jim Anderson, Chairman



 Sally Buckovinsky, Plans Examiner, Building and Development Services