

CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING
Action Minutes of Regular Session
Thursday, December 12, 2013, 9:00 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

1. **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: Troy Anderson, BDS Director and Sally Buckovinsky, Plans Examiner.
2. **Approval of Minutes:** Regular City Building Commission Meeting November 14, 2013.
 - **Commissioner Vories moved to approve the November 14, 2013, regular meeting minutes. Commissioner Petter seconded the motion, and it passed unanimously by a vote of 7-0.**
3. **View Blocking Determination: 925 Electra.** Consider a request from Hausman Homes, agent for the owner of the property located at 925 Electra, (Lakeway Section 13, Lot 1072) for a view blocking determination for a proposed new home
 - **Consideration of this item was postponed at the November 14, 2013, regularly scheduled meeting of the Commission.**
 - Citizen participation/public hearing –Neighbor Robert Jefferis expressed concerns regarding the request.
 - Commission discussion/action – Applicant Louis Hausman was present. Chairperson Jim Anderson recessed meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Rick Wilsey moved that view blocking was not an issue and therefore the requested height of 20 feet, 0 inches above the electric meter located at the right front corner of the lot (26 feet, 0 inches above the highest natural grade under the slab) was approved. Commission member Chuck Petter seconded the motion. By a vote of 7-0, the motion carried. The applicant will have a land surveyor certify the height of the ridge pole.**
4. **View Blocking Determination: 105 Scamper Cove.** Consider a request from Leopold Realty Corporation, the owner of the property located at 105 Scamper Cove, (Lakeway Section 20, Lot 2211) for a view blocking determination for a new house.
 - Citizen participation/public hearing –Neighbor Robert Meyers expressed concerns regarding parking when construction is under way.
 - 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 Ken Aldrich moved that view blocking was not an issue and therefore the requested height of 31 feet, 0 inches above the top of the water meter located at the right front corner of the lot (32 feet, 0 inches above the highest natural grade under the slab) was approved. Commission member Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.

5. **View Blocking Determination: 502 Dragon.** Consider a request from Scott Leopold, the owner of the property located at 502 Dragon, (Lakeway Section 2, Lot 286) for a view blocking determination for a new house.
 - 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 Joe Benasutti moved that view blocking was not an issue** and therefore the requested height of 31 feet, 0 inches above the pindle set in the power pole at the center of the lot facing Lakeway Drive (32 feet, 0 inches above the highest natural grade under the slab) was approved. **Commission member Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.**

6. **View Blocking Determination: 104 Tantallon Court.** Consider a request from Topaz Custom Homes, the agent for the owners of the property located at 104 Tantallon Court, (Lakeway Section 28, Lot 3127) for a view blocking determination for a new house.
 - Citizen participation/public hearing -No one spoke.
 - Commission discussion/action – Applicant Larry Bishop 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 Al Hagedorn moved that view blocking was not an issue** and therefore the requested height of 21 feet, 0 inches above the water meter located at northeast corner of the lot (22 feet, 0 inches above the highest natural grade under the slab) was approved. **Commission member Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.**

7. **View Blocking Determination: 413 Morning Cloud.** Consider a request from Leslie E. and Kay B. Broline, the owners of the property located at 413 Morning Cloud, (Lakeway Section 18, Lot 2047A) for a view blocking determination for a house addition.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action – Applicants Leslie and Kay Broline were 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 Dave Vories moved that view blocking was not an issue** and therefore the requested height of 19 feet, 2 inches above the manhole cover located at the left front corner of the lot (18 feet, 2 inches above the highest natural grade under the slab) was approved. **Commission member Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.**

8. **Waiver: 608 Peterson Lane.** Consider a request from Joe Bowman, agent for the owner of the property located at 608 Peterson Lane (Lohman’s Crossing Estates, Section 7, Block B, Lot 12) for approval of a waiver to the landscaping requirements.
 - Commission discussion – Applicant Joe Bowman was present.
 - Commission action – determination deferred until Commission could visit the property.
 - Reconvened on site
 - **Commissioner Rick Wilsey moved to approve** the request to place rocks in the right-of-way in front of the property and to xeriscape the front yard in order to reduce water usage. **Commissioner Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.**

9. **Waiver: 104 La Strada Cove.** Consider a request from a request from Terry Laney, the agent for the owner of the property located at 104 La Strada Cove, (Round Mountain Estates, Section 2, Lot 17), for approval of a waiver from the equipment screening requirements.
 - Commission discussion/action – determination deferred until Commission could visit the property.
 - Reconvened on site
 - **Commissioner Chuck Petter moved that** due to safety concerns the equipment needs to be screened but they will permit wrought iron to be used as the screening material. **Commissioner Ken Aldrich seconded the motion. By a vote of 7-0, the motion carried.**

10. **Waiver: 811 Malabar.** Consider a request from Brian Powell, the owner of the property located at 811 Malabar (Lakeway Section 6, Lot 745) for approval of a waiver to the exterior finish and accessory structure requirements.
 - Commission discussion/action – Applicant Brian Powell present.
 - **Commissioner Chuck Petter moved to approve** the use of stucco instead of stone on proposed storage unit. **Commissioner Ken Aldrich seconded the motion. By a vote of 7-0, the motion carried.**

11. **Compliance Inspection: 105 Oak Glen Cove,** Passed.
12. **Compliance Inspection: 108 Cedar Glen Cove.** Passed.
13. **Compliance Inspection: 123 Highlander.** Withdrawn.
14. **Compliance Inspection: 726 Bermuda.** Passed.
15. **Compliance Inspection: 15 Prestonwood Circle.** Passed.
16. **Compliance Inspection: 115 Feritti Drive.** Denied.
17. **Compliance Inspection: 127 Feritti Drive.** Passed.
18. **Compliance Inspection: 101 Rocky Coast Drive.** Passed.
19. **Compliance Inspection: 411 Rocky Coast Drive.** Passed.
20. **Compliance Inspection: 107 Kildrummy Lane.** Passed.
21. **Compliance Inspection: 315 Duffy Lane.** Passed.
22. **Compliance Inspection: 201 Wester Ross Lane.** Denied.
23. **Compliance Inspection: 506 Wester Ross Lane.** Passed.
24. **Compliance Inspection: 102 Princes Court.** Passed.
25. **Compliance Inspection: 409 Enchanted Hilltop Way.** Passed.
26. **Compliance Inspection: 201 Agave Bloom Cove.** Passed.
27. **Compliance Inspection: 422 Indianwood Drive.** Denied.

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| 28. Compliance Inspection: 9 Borello Drive. | Passed. |
| 29. Compliance Inspection: 903 Madison Fork Drive. | Passed. |
| 30. Compliance Inspection: 302 Amiata Drive. | Passed. |
| 31. Compliance Inspection: 208 Montalcino Boulevard. | Denied. |
| 32. Compliance Inspection: 802 San Remo Boulevard. | Passed. |
| 33. Compliance Inspection: 804 San Remo Boulevard. | Passed. |
| 34. Compliance Inspection: 204 Duck Lake Drive. | Denied. |

Meeting adjourned at 2:15 p.m.



Jim Anderson, Chairman



Sally Buckovinsky, Plans Examiner, Building and Development Services