

CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING
Action Minutes of Regular Session
Thursday, April 26, 2018, 9:00 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

1. **Establish Quorum and Call to Order.** Present: Commission members Chuck Petter, Rick Wilsey, Dave DeOme, Bob Berry, and Carolyn Nichols. Also present: Chairman Jim Anderson, BDS Director Ray Miller, and BDS Plans Examiner Sally Buckovinsky.

Commission members **present during site visits:** Vice Chairman Chuck Petter, Rick Wilsey, Dave DeOme, Bob Berry and Carolyn Nichols.

2. **Citizens Participation** – No one spoke.
3. **Approval of Minutes:** Regular City Building Commission Meeting, April 12, 2018.
 - **Commissioner Rick Wilsey moved to approve** the April 12, 2018 regular meeting minutes as written. **Commissioner Chuck Petter seconded the motion, and it passed unanimously by a vote of 6-0.**
4. **Variance: 108 Piazza Vetta Drive.** Consider a request from Dominic Couturier, the agent for the owner of the property located at 108 Piazza Vetta Drive (Bella Montagna Estates, Lot 79), for a variance of the Lakeway Code of Ordinances pertaining to street-facing garages
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion – Applicant was not present.
 - Commission action – Chairman Jimmy Anderson recessed the meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Rick Wilsey moved to approve** the variance with conditions. **Commission member Carolyn Nichols seconded the motion. By a vote of 5-0, the motion carried.**
5. **Variance: 205 Otter Creek Court.** Consider a request from David and Laurie Nelson, the owners of the property located at 205 Otter Creek Court (Lakeway Section 22B, Lot 2839), for a variance of the Lakeway Code of Ordinances pertaining to construction of a garage either with an entrance that faces the street or an encroachment into a street-side setback.
 - Citizen participation/public hearing – John Zinsmeyer and Mark Schulte both stated their opposition and Bethany Zinsmeyer expressed her belief that the ordinances should be followed.
 - Commission discussion – Applicant David Nelson was present.
 - Commission action – Chairman Jimmy Anderson recessed the meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Dave DeOme moved to deny** both of the variance requests. **Commission member Rick Wilsey seconded the motion. The motion was opposed by Carolyn Nichols. By a vote of 4-1, the motion carried.**

6. **View Blocking Determination: 6 Chandon Lane.** Consider a request from Madrid Farms, the agent for the owner of the property located at 6 Chandon Lane (Lake Chandon, Lot 24A), for a view blocking determination for a new home.
- Citizen participation/public hearing – No one spoke.
 - Commission discussion – Applicant Tim Schevers was present.
 - Commission action – Chairman Jim Anderson recessed the meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Bob Berry moved that view blocking was not an issue and therefore the requested height of 32 feet, 0 inches above the water meter located a few feet left of mid-point at the front of the lot (29 feet, 7 inches above the highest natural grade under the slab) was approved. Commission member Carolyn Nichols seconded the motion. By a vote of 5-0, the motion carried.**
7. **View Blocking Determination: 525 Dragon.** Consider a request from Riley-Sons Homebuilders, the agent for the owner of the property located at 525 Dragon (Lakeway Section 3, Lot 315), for a view blocking determination for a new home.
- Citizen participation/public hearing – Richard Powell and Edward Robbins voiced their opposition to the request and Dallas Richard also expressed opposition.
 - Commission discussion – Applicant Cuyler Zimmerman was present.
 - Commission action – Chairman Jim Anderson recessed the meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Dave DeOme moved that view blocking was an issue and therefore, in accordance with code, the height was set by the CBC; the approved height was 3 feet, 5 inches less than originally requested. The approved height reads: 10 feet, 9 inches above the concrete curb at the street located at the mean seas level elevation of 923.57 (10 feet, 11 inches above the highest natural grade under the slab). Commission member Rick Wilsey seconded the motion. By a vote of 5-0, the motion carried.**
8. **View Blocking Determination: 1020 Challenger.** Consider a request from Avery Building Company, the agent for the owner of the property located at 1020 Challenger (Lakeway Section 13, Lot 1084), for a view blocking determination for a new home.
- **Consideration of this item was postponed until the May 10, 2018 regularly scheduled meeting of the Commission.**
 - Citizen participation/public hearing – David Thul was present.
 - Commission discussion – Applicant was not present.
 - Commission action – Chairman Jim Anderson closed the public hearing. The commission will meet again at the meeting on May 10, 2018.
9. **Waiver: 511 Barolo Cove.** Consider a request from William Betz, the owner of the property located at 511 Barolo Cove, (Lakeway Highlands, Phase 1, Section 7B, Block A, Lot 36) for a waiver to allow synthetic grass to be used in lieu of sod.
- Commission discussion – Applicant was not present.
 - Commission action – Chairman Jim Anderson deferred any determination until Commission could visit the property.
 - Meeting reconvened on site.
 - **Commissioner Bob Berry moved to approve the waiver with conditions. Commission member Dave DeOme seconded the motion. Commissioner Rick Wilsey and Vice Chairman Chuck Petter opposed the motion. By a vote of 3-2, the motion carried.**

10. Determination: 107 Blue Jay Drive. Consider a request from Sharon Miller, the owner of the property located at 107 Blue Jay Drive, (Lakeway Section 16-D, Lot 2736) for a determination pertaining to a provision to the landscaping requirements.

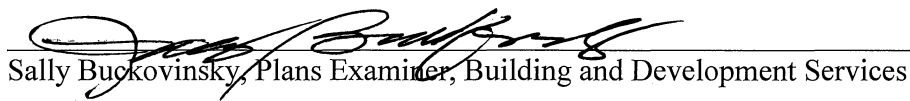
- Commission discussion – Applicant was not present.
- Commission action – Chairman Jim Anderson deferred any determination until Commission could visit the property.
- Meeting reconvened on site.
- **Commissioner Bob Berry moved to approve the request. Commission member Carolyn Nichols seconded the motion. By a vote of 5-0, the motion carried.**

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| 11. Compliance Inspection: 415 Morning Cloud | Passed. |
| 12. Compliance Inspection: 201 Cartwheel Bend | Passed. |
| 13. Compliance Inspection: 206 Marina View Way | Passed. |
| 14. Compliance Inspection: 103 Caicos Cove | Passed. |
| 15. Compliance Inspection: 110 Grant Cannon Lane | Passed. |
| 16. Compliance Inspection: 408 Highland Village Drive | Passed. |
| 17. Compliance Inspection: 513 Baldovino Skyway | Passed. |
| 18. Compliance Inspection: 393 San Donato Drive | Passed. |
| 19. Compliance Inspection: 328 Ringtail Stream Drive | Passed. |
| 20. Compliance Inspection: 411 Bowcross Point | Passed. |
| 21. Compliance Inspection: 215 Lodestone Lane | Denied. |
| 22. Compliance Inspection: 307 Lodestone Lane | Passed. |
| 23. Compliance Inspection: 3102 RR 620 South | Passed. |

24. Meeting adjourned at 1:00 p.m.



Chuck Petter, Vice Chairperson



Sally Buczkovinsky, Plans Examiner, Building and Development Services