

CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING
Action Minutes of Regular Session
Thursday, August 8, 2013, 9:00 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

Establish Quorum and Call to Order. Present: Commissioners Ken Aldrich, Joe Benasutti, Chuck Petter, Al Hagedorn 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 July 25, 2013.
 - **Commissioner Chuck Petter moved to approve the July 25, 2013, regular meeting minutes. Commissioner Joe Benasutti seconded the motion, and it passed unanimously by a vote of 5-0.**

2. **Discussion: Intersection of Glen Heather Drive and RR 620.** Listen to a presentation from Stratus Properties regarding a Planned Unit Development zoning district for a mixed use development to be located at the intersection of Glen Heather Drive and Ranch Road 620 South. The presentation focused on items such as building design, building materials and rooflines.
 - Presentation –Applicants Melissa Neslund and Gary Payne present.
 - **No action required at this time.**

3. **Height Determination: 1107 Challenger.** Consider a request from Jim Lavender, the owner of the property located at 1107 Challenger, (Lakeway Section 17, Lot 1537), 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 Jim Lavender 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 that view blocking was not an issue and therefore the requested height of 13 feet, 6 inches above the top of the electrical transformer located at the left front corner of the lot (19 feet, 0 inches above the highest natural grade under the slab) was approved. Commissioner Al Hagedorn seconded the motion. By a vote of 5-0, the motion carried.**

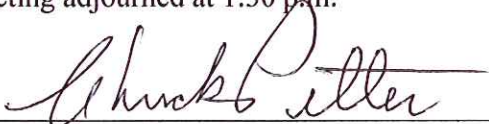
4. **Tree Replacement Plan: 21 Prestonwood Circle.** Wes Peoples Homes, the owners of the property located at 21 Prestonwood Circle, (Boulevard at Lakeway, Lot 21) requests that the Commission authorize 33.25 inches of replacement trees to be planted on another property. There simply is not enough room on 21 Prestonwood Circle. The total number of replacement trees is 37.25. This request had been tabled from the last CBC meeting.
 - Commission discussion/action –Commission felt that alternate plan showing placement of trees split over more lots and with a greater spread between the replacement trees was acceptable.
 - **Commissioner Chuck Petter moved to approve the replacement plan as submitted. Commissioner Ken Aldrich seconded the motion. By a vote of 5-0, the motion carried.**

5. **Conceptual Plan: 115 Firebird Cove.** Brad Danielson, the prospective new owner of the property located at 115 Firebird Cove, (Edgewater Section 2, Lot 8) requests that the Commission consider and approve a conceptual plan that orients the proposed garage on the new home at a 45 degree angle to the street.

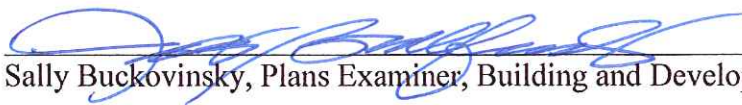
- Commission discussion/action –Applicant Brad Danielson was present.
- No action taken at this time. The Commission indicated their support but want the applicant to submit a formal plan for approval.

- | | | |
|-----|--|---------|
| 6. | Final Certificate of Occupancy Inspection: 205 Nautilus Avenue | Passed. |
| 7. | Final Certificate of Occupancy Inspection: 103 Lucayan Cove. | Passed. |
| 8. | Final Certificate of Occupancy Inspection: 109 Kildrummy Lane . | Passed. |
| 9. | Final Certificate of Occupancy Inspection: 109 Waverly Spire. | Passed. |
| 10. | Final Certificate of Occupancy Inspection: 404 Wester Ross . | Passed. |
| 11. | Final Certificate of Occupancy Inspection: 113 Grant Cannon. | Passed. |
| 12. | Final Certificate of Occupancy Inspection: 402 Madison Fork. | Passed. |
| 13. | Final Certificate of Occupancy Inspection: 405 Madison Fork. | Passed. |
| 14. | Final Certificate of Occupancy Inspection: 502 Crestone Stream. | Passed. |
| 15. | Final Certificate of Occupancy Inspection: 403 Indianwood Drive. | Passed. |
| 16. | Final Certificate of Occupancy Inspection: 1 Borello Drive. | Passed. |
| 17. | Final Certificate of Occupancy Inspection: 2 Borello Drive. | Passed. |
| 18. | Final Certificate of Occupancy Inspection: 411 Bella Montagna Circle. | Passed. |
| 19. | Final Certificate of Occupancy Inspection: 218 Bellagio Drive. | Passed. |

Meeting adjourned at 1:30 p.m.



Chuck Petter, Vice Chairman



Sally Buckovinsky, Plans Examiner, Building and Development Services