

**CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING**  
**Action Minutes of Regular Session**  
**Thursday, September 26, 2013, 9:00 a.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**

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


1. **Approval of Minutes:** Regular City Building Commission Meeting September 12, 2013.
  - **Commissioner Wilsey moved to approve the September 12, 2013, regular meeting minutes (with one correction). Commissioner Petter seconded the motion, and it passed unanimously by a vote of 7-0.**
  
2. **Variance: 309 Hensley Drive.** Consider a request from Eric and Laura Kottke, the owners of the property located at 309 Hensley Drive, (Ridge at Alta Vista, Block B, Lot 75), for a variance of the Lakeway Code of Ordinances to allow an enclosed recreational framework structure that exceeds the maximum allowable height and size to remain as constructed.
  - Citizen participation/public hearing -No one spoke.
  - Commission discussion/action –Applicants Eric and Laura Kottke 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 Rick Wilsey moved to deny the request. Commissioner Dave Vories seconded the motion. By a vote of 7-0, the motion carried.**
  
3. **Variance: 1110 Challenger.** Consider a request from Chong Shin, Architect, on behalf of the owner of the property located at 1110 Challenger (Lakeway, Section 17, Lot 1531), for a variance of the Lakeway Code of Ordinances to construct a garage with an entrance that faces the street
  - 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 Dave Vories moved to deny the request. Commissioner Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.**
  
4. **Height Determination: 501 Corinthian.** Consider a request from Partners in Building, on behalf of the owner of the property, for a height determination for a new house to be located at 501 Corinthian, (Lakeway, Section 3, Lot 322).
  - 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 Dave Vories moved that view blocking was not an issue and therefore the requested height of 24 feet, 1 inch above the top of the electric meter located at the right front corner of the lot (26 feet, 1 inch above the highest natural grade under the slab) was approved. Commissioner Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.**

5. **Height Determination: 226 Canyon Turn Trail.** Consider a request from New Austin Homes on behalf of the owner of the property, Kamran Nezami, for a height determination for a bungalow addition to be constructed at 226 Canyon Turn Trail, (Rough Hollow, Section 7, Block C, Lot 17B).
  - 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 Al Hagedorn moved that view blocking was not an issue and therefore the requested height of 29 feet, 0 inches above lower level of existing residence by new garage door to future breezeway (31 feet, 0 inches above the highest natural grade under the slab) was approved. Alternate Commission member Jim Wickesberg seconded the motion. By a vote of 7-0, the motion carried.**
  
6. **Waiver Request: 102 Orion.** Consider a waiver request from George Shannon, the owner of the property at 102 Orion (Lakeway Section 24, Lot 3453) to allow a fence to remain as constructed even though it is not technically identical on both sides of the fence.
  - Commission discussion – Applicant’s representative, Gary Schuster, was present.
  - Commission action – determination deferred until Commission could visit the property.
  - Reconvened on site
  - **Commissioner Chuck Petter moved to approve the request. Commissioner Rick Wilsey seconded the motion. The motion was opposed by Commissioner Dave Vories and by Chairperson Jim Anderson. By a vote of 5-2, the motion carried.**
  
7. **Waiver Request: 402 Golf Crest Lane.** Consider a waiver request from Shelby Masonry Contractors, on behalf of Mark Dick, the owner of the property located at 402 Golf Crest Lane (Lakeway Section 28-V, Lot 3788) to allow the existing gravel to be replaced with a concrete apron in the right-of-way in front of the property to provide more stable off-street parking.
  - Commission discussion – Applicant Stacy Shelby, was present.
  - **Commissioner Chuck Petter moved to approve the request as long as a 10’ approach was constructed on either side of the mailbox. Commissioner Joe Benasutti seconded the motion. By a vote of 7-0, the motion carried.**
  
8. **Waiver Request: 311 Hurst Creek Road.** Consider a waiver request from Joseph McKown to allow 1”-1 ½” rocks to be placed in and around the driveway in the right-of-way in front of the property at 311 Hurst Creek (Lakeway Section 24-B, Lot 3555).
  - Commission discussion – Applicant’s representative, Gary Schuster, was present.
  - Commission action – determination deferred until Commission could visit the property.
  - Reconvened on site
  - **Commissioner Chuck Petter moved to approve the request. Commissioner Al Hagedorn seconded the motion. By a vote of 7-0, the motion carried.**
  
9. **Waiver Request: 16490 Flintrock Road.** Consider a waiver request from Austin Bauer, on behalf of the owners of the property located at 16490 Flintrock Road (Bluffs of Flintrock, Lot 7) to construct a 10’ tennis court fence. This item was first heard and tabled at the meeting of September 12, 2013.
  - Commission discussion – Applicant Austin Bauer was present.
  - **Commissioner Chuck Petter moved to approve the request on the condition that the fence is vinyl coated. Commissioner Rick Wilsey seconded the motion. By a vote of 6-0, the motion carried (Chairperson Jim Anderson abstained from vote).**

10. **Golf Course Lot Determination: 1813 Cando Court.** Consider a request from Kelly A. Sparks, the new owner of the property located at 1813 Cando Court (Lakeway Section 22, Lot 2415), to determine whether the property should be considered as abutting the golf course playing area; the outcome of which could affect the application of the twenty-five (25) foot golf course setback.
- Commission discussion/action – determination deferred until Commission could visit the property.
  - Reconvened on site
  - **Commissioner Chuck Petter moved that this lot should be considered a golf course lot. Commissioner Rick Wilsey seconded the motion. The motion was opposed by Commissioner Dave Vories. By a vote of 6-1, the motion carried.**
11. **Final Certificate of Occupancy Inspection: 105 Oak Bluff Cove.** Passed.
12. **Final Certificate of Occupancy Inspection: 2200 Lakeway Blvd.** Passed.
13. **Final Certificate of Occupancy Inspection: 722 Mariner.** Passed.
14. **Final Certificate of Occupancy Inspection: 106 Lucayan Cove.** Passed.
15. **Final Certificate of Occupancy Inspection: 404 Rocky Coast Drive.** Denied.
16. **Final Certificate of Occupancy Inspection: 102 Edinburgh Isle Court.** Passed.
17. **Final Certificate of Occupancy Inspection: 106 Princes Court.** Passed.
18. **Final Certificate of Occupancy Inspection: 104 Meadowlark Street.** Withdrawn.
19. **Final Certificate of Occupancy Inspection: 15309 Origins Lane.** Passed.
20. **Final Certificate of Occupancy Inspection: 15205 Glen Heather.** Passed.
21. **Final Certificate of Occupancy Inspection: 15207 Glen Heather.** Passed

Meeting adjourned at 1:30 p.m.

  
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 Jim Anderson, Chairman

  
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 Sally Buekovinsky, Plans Examiner, Building and Development Services