

CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING
Action Minutes of Regular Session
Thursday, January 9, 2014, 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: Bruce Harris, City Council Liaison; Troy Anderson, BDS Director and Sally Buckovinsky, Plans Examiner.
2. **Approval of Minutes:** Regular City Building Commission Meeting December 12, 2013.
 - **Commissioner Wilsey moved to approve the December 12, 2013, regular meeting minutes. Commissioner Petter seconded the motion, and it passed unanimously by a vote of 7-0.**
3. **View Blocking Determination: 115 Firebird Cove.** Consider a request from Craftsmen Custom Homes, the agent for the owners of the property located at 115 Firebird Cove, (Edgewater Section 2, Lot 8) for a view blocking determination for a new house.
 - Citizen participation/public hearing –Ricardo Cabeza De Vaca and Shirley Cochran spoke in opposition of the request.
 - Commission discussion/action – Applicant Brad Danielson was present. Chairperson Jim Anderson recessed meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Dave Vories moved that view blocking was not an issue** and therefore the requested height of 21 feet, 6 inches above the water meter located at the right front corner of the property near the fire hydrant (24 feet, 6 inches above the highest natural grade under the slab) was approved. **Commission member Al Hagedorn seconded the motion. By a vote of 7-0, the motion carried.**
4. **View Blocking Determination: 701 Cutlass.** Consider a request from Austin Building Systems, the agent for the owners of the property located at 701 Cutlass, (Lakeway Section 3, Lot 360) for a view blocking determination for an addition to the home.
 - 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 26 feet, 5 inches above the mag nail located at the left front corner of the property (12 feet, 0 inches above the highest natural grade under the slab) was approved. **Commission member Rick Wilsey seconded the motion. By a vote of 7-0, the motion carried.**
5. **View Blocking Determination: 511 Hurst Creek Rd.** Consider a request from C & A Builders, Inc., the agent for the owners of the property located at 511 Hurst Creek Road, (Lakeway Section 24C, Lot 3756) for a view blocking determination a new house.
 - Citizen participation/public hearing -No one spoke.
 - Commission discussion/action – Applicant Chris Cokins 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 32 feet, 0 inches above the SBC telephone pad 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.**
6. **View Blocking Determination: 124 B Carefree Circle.** Consider a request from C & A Builders, Inc., the agent for the owners of the property located at 124 B Carefree Circle, (Newman Place, Lot 2A) for a view blocking determination a new house.
- Citizen participation/public hearing –Rachel Wacker spoke in opposition of the request.
 - Commission discussion/action – Applicant Chris Cokins was present. Chairperson Jim Anderson recessed meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed-Steve and Rachel Wacker spoke again in opposition and property owner Shiloh Newman spoke in support of the request. Public hearing was closed without further comment.
 - **Commissioner Dave Vories moved that view blocking was not an issue** and therefore the requested height of 21’6” above the manhole cover located at the right front corner of the lot for the highest portion of the home (the garage) and 18’6” above the same benchmark for the single story portion of the home was approved. **Commission member Rick Wilsey seconded the motion. By a vote of 7-0, the motion carried.**
7. **View Blocking Determination: 110 Vinca.** Consider a request from Brandon Custom Homes LLC, the agent for the owners of the property located at 110 Vinca Drive, (Lakeway Section 24, Lot 3538) 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 Rick Wilsey moved that view blocking was not an issue** and therefore the requested height of 20 feet, 6 inches above the top of the water meter box located at the right front corner of the lot breezeway (22 feet, 0 inches above the highest natural grade under the slab) was approved. **Commission member Al Hagedorn seconded the motion. By a vote of 7-0, the motion carried.**
8. **View Blocking Determination: 102 Cedar Glen Cove.** Consider a request from Rivendale Homes, the owner of the property located at 102 Cedar Glen Cove, (Cedar Glen Section 3, Lot 60) for a view blocking determination for a new house.
- Citizen participation/public hearing – No one spoke.
 - **This item was postponed to the January 23, 2014 regularly scheduled meeting of the Commission.**
 - Citizen participation/public hearing – No one spoke.
9. **Determination: 132 Crestview Drive.** Consider a request from C & A Builders, Inc., the agent for the owners of the property located at 132 Crestview Drive (Lakeway Section 22, Lot 2307) for a golf course lot determination.
- Commission discussion/action – Applicant Chris Cokins was present.
 - Commission action – determination deferred until Commission could visit the property.
 - Reconvened on site

- **Commissioner Chuck Petter motioned that the property should be considered a golf course lot and therefore the twenty-five (25) foot golf course setback will apply. Commissioner Ken Aldrich seconded the motion. By a vote of 7-0, the motion carried.**

10. Determination: 110 Carefree Circle. Consider a request from Zionstone Development, LLC, the agent for the owners of the property located at 110 Carefree Circle (Lakeway Section 28III, Lot 3915), for a determination on a provision to the landscaping requirements.

- **This item was withdrawn by the applicant.**

11. Garage Orientation: 115 Firebird Cove. Consider a request from Craftsmen Custom Homes, the agent for the owners of the property located at 115 Firebird Cove, (Edgewater Section 2, Lot 8) for approval of the garage orientation on a proposed new home

- Commission discussion – Applicant Brad Danielson was present.
- Commission action – determination deferred until Commission could visit the site.
- Reconvened on site
- **Commissioner Chuck Petter moved to approve the proposed garage orientation as presented on the new home plans. Commissioner Rick Wilsey seconded the motion. By a vote of 7-0, the motion carried.**

12. Compliance Inspection: 7 Prestonwood Circle, Passed.

13. Compliance Inspection: 205 Bisset Court. Passed.

14. Compliance Inspection: 307 Bisset Court. Denied.

15. Compliance Inspection: 203 Rocky Coast. Passed.

16. Compliance Inspection: 205 Rocky Coast. Passed.

17. Compliance Inspection: 115 Feritti Drive. Passed.

18. Compliance Inspection: 117 Feritti Drive. Passed.

19. Compliance Inspection: 119 Kildrummy Lane. Passed.

20. Compliance Inspection: 202 Tavish Trail. Passed.

21. Compliance Inspection: 111 Glenfiddich Lane. Passed.

22. Compliance Inspection: 201 Wester Ross Lane. Passed.

23. Compliance Inspection: 104 Waverly Spire Court. Passed.

24. Compliance Inspection: 107 Edinburgh Isle Court. Passed.


25. Compliance Inspection: 214 Coopers Crown Lane. Passed.

26. Compliance Inspection: 403 Enchanted Hilltop Way. Passed.

27. Compliance Inspection: 206 Bella Colinas. Passed.

28. **Compliance Inspection: 601 Golden Bear Drive.** Passed.
29. **Compliance Inspection: 1005 Sweet Grass Lane.** Postponed.
30. **Compliance Inspection: 1002 Crestone Stream Drive.** Passed.
31. **Compliance Inspection: 15505 Barrie Drive.** Denied.
32. **Compliance Inspection: 108 Bella Strada Cove.** Passed.
33. **Compliance Inspection: 409 Bellagio Drive.** Passed.
34. **Compliance Inspection: 411 Bellagio Drive.** Passed.
35. **Compliance Inspection: 413 Bellagio Drive.** Passed.
36. **Compliance Inspection: 208 Montalcino Boulevard.** Denied.
37. **Compliance Inspection: 405 Bella Montagna.** Passed.
38. **Compliance Inspection: 205 Amiata Drive.** Passed.
39. **Compliance Inspection: 101 Rivalto Circle, Unit 1.** Passed.
40. **Compliance Inspection: 101 Rivalto Circle, Unit 2.** Passed.
41. **Compliance Inspection: 101 Rivalto Circle, Unit 3.** Passed.
42. **Compliance Inspection: 101 Rivalto Circle, Unit 4.** Passed.
43. **Compliance Inspection: 103 Rivalto Circle, Unit 1.** Passed.
44. **Compliance Inspection: 103 Rivalto Circle, Unit 2.** Passed.
45. **Compliance Inspection: 132 Crest View Drive.** Passed.
46. **Compliance Inspection: 204 Duck Lake Drive.** Passed.
47. **Compliance Inspection: 123 Highlander.** Passed.

Meeting adjourned at 2:45 p.m.



Chuck Petter, Vice Chairman



Sally Buckovinsky, Plans Examiner, Building and Development Services