

CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING
Action Minutes of Regular Session
Thursday, September 22, 2016, 9:00 a.m.
Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas

1. **Establish Quorum and Call to Order.** Present: Commission members Ken Aldrich, Chuck Petter, Dave DeOme, Rick Wilsey, Bob Berry and Carolyn Nichols. Also present: Jim Anderson, Chairperson, Keith Trekker, City Council Liaison, Ray Miller, BDS Director and Sally Buckovinsky, Plans Examiner.
2. **Citizens Participation** – No one spoke.
3. **Approval of Minutes:** Regular City Building Commission Meeting September 8, 2016.
 - **Commissioner Bob Berry moved to approve the September 8, 2016, regular meeting minutes. Commissioner Rick Wilsey seconded the motion, and it passed unanimously by a vote of 7-0.**
4. **Variance: 107 Piazza Vetta Drive.** Consider a request from Jim and Pam Filas, the owners of the property located at 107 Piazza Vetta Drive, (Bella Montagna Estates, Lot 84), for a variance pertaining to a fence structure in the street-side setback.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion – Applicant Jim Filas was present.
 - Commission action –Chairperson Jim Anderson recessed the meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Chuck Petter moved to approve the variance as requested. Commission member Bob Berry seconded the motion. By a vote of 7-0, the motion carried.**
5. **View Blocking Determination: 511 Dragon.** Consider a request from Vince Kaiser Homes, the agent for the owner of the property located at 511 Dragon (Lakeway Section 3, Lot 308) for a view blocking determination for a new home.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action – Applicant was not present.
 - Chairperson Jim Anderson recessed the 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 37 feet, 11.4 inches above the top of the iron rod at the right front corner of the lot (25 feet, 2.4 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: 103 Explorer Cove.** Consider a request from Base Homes, the agent for the owner of the property located at 103 Explorer Cove (Lakeway Section 18, Lot 2066) for a view blocking determination for a new home.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion/action – Applicant was not present.
 - Chairperson 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 26 feet, 1¾ inches above the spindle set at the street in front of the left corner of lot (24 feet, 7¾ inches above the highest natural grade under the slab) was approved. Commission member Dave Deome seconded the motion. By a vote of 7-0, the motion carried.**

7. **Waiver: 1504 RR 620 South.** Consider a request from MDN Architects, the agent for the owner of the property located at 1504 RR 620 South (Oaks at Lakeway), for a waiver pertaining to exterior finish colors on a proposed new building (Pollo Tropical).

- Consideration of this item was tabled at the last meeting on September 8, 2016; the same color scheme was presented again for consideration.
- Commission discussion – Fiesta Restaurant Group Representative, Darlene Fluker was present.
- **Commissioner Carolyn Nichols moved to deny the proposed color scheme.**
- **Commission member Dave DeOme seconded the motion. By a vote of 7-0, the motion carried.**

8. **Waiver: 112 Copperleaf Road.** Consider a request from Robert Shelton, the owner of the property located at 112 Copperleaf Road (Lakeway Section 24, Lot 3595) for approval of a waiver from the exterior finish material requirements.

- Commission discussion – Applicant was not present.
- Chairperson Jim Anderson deferred any determination until Commission could visit the property.
- **Commissioner Dave DeOme moved to deny the waiver request to allow welded heavy gauge steel grid to be used as the materials for the guardrails on a new deck.**
- **Commission member Carolyn Nichols seconded the motion. The motion was opposed by Chuck Petter. By a vote of 7-0, the motion carried.**

9. **Waiver: 207 Jack Nicklaus Drive.** Consider a request from Equinox Louvered Roofs, agent for the owner of the property located at 207 Jack Nicklaus Drive (Flintrock at Hurst Creek Section 1, Lot 64), for approval of a waiver from the accessory structure material requirements.

- Commission discussion – Applicant was not present.
- **Commissioner Rick Wilsey moved to approve the waiver request to utilize a roof covering different than the roof covering used on the home.**
- **Commission member Chuck Petter seconded the motion. By a vote of 7-0, the motion carried.**

10. **Compliance Inspection: 211 Bisset Court.** Passed.

11. **Compliance Inspection: 105 Largo Cove.** Passed.

12. **Compliance Inspection: 123 Beneteau Drive.** Passed.

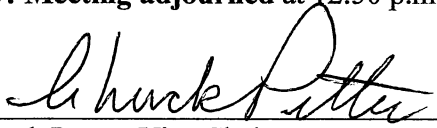
13. **Compliance Inspection: 114 Maxwell Way.** Passed.

14. **Compliance Inspection: 205 Mia Drive.** Denied.

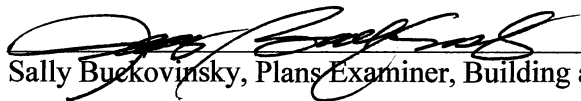
15. **Compliance Inspection: 102 Tempranillo Way.** Passed.

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| 16. Compliance Inspection: 104 Tempranillo Way. | Passed. |
| 17. Compliance Inspection: 521 Woodside Terrace. | Passed. |
| 18. Compliance Inspection: 215 Serene Hilltop Way. | Passed. |
| 19. Compliance Inspection: 304 Highland Village Cove. | Passed. |
| 20. Compliance Inspection: 406 Highland Village Cove. | Passed. |
| 21. Compliance Inspection: 307 Ansley Cove. | Passed. |
| 22. Compliance Inspection: 306 Duckhorn Pass. | Passed. |
| 23. Compliance Inspection: 408 Ringtail Stream Drive. | Passed. |
| 24. Compliance Inspection: 410 Bowcross Point Drive. | Passed. |
| 25. Compliance Inspection: 203 Belforte Avenue. | Denied. |
| 26. Compliance Inspection: 205 Belforte Avenue. | Passed. |

27. Meeting adjourned at 12:50 p.m.



Chuck Petter, Vice Chairperson



Sally Buckovinsky, Plans Examiner, Building and Development Services