

CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING
Action Minutes of Regular Session
Thursday, March 24, 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, Dave Vories, Bob Berry, Rick Wilsey, Chuck Petter, Dave DeOme and Chairperson Jim Anderson. Also present: Alex Damgaard, Building Official, Ron Massa, City Council Liaison, and Sally Buckovinsky, Plans Examiner.
2. **Citizens Participation** – No one spoke.
3. **Approval of Minutes:** Regular City Building Commission Meeting March 10, 2016.
 - **Commissioner Dave DeOme moved to approve the March 10, 2016, regular meeting minutes. Commissioner Chuck Petter seconded the motion, and it passed unanimously by a vote of 7-0.**
4. **Variance: 16500 Flintrock Road.** Consider a request from Adam Patterson, the agent for the owner of the property located at 16500 Flintrock Road, for a variance of the Lakeway Code of Ordinances pertaining to overhead utilities.
 - Citizen participation/public hearing – No one spoke.
 - Commission discussion – Applicant was not 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 Ken Aldrich moved to approve the requested variance and allow the new electric service lines to tie in to existing overhead electric utility power poles. Commission member Dave DeOme seconded the motion. The motion was opposed by Commissioner Rick Wilsey. By a vote of 6-1, the motion carried.**
5. **Variance: 601 Cutty Trail.** Consider a request from Madrid Farms, the agent for the owner of the property located at 601 Cutty Trail (Lohmans Crossing Estates, Section 4, Lot 1) for a variance of the Lakeway Code of Ordinances to construct a garage with an entrance that faces the street.
 - Citizen participation/public hearing – Neighboring residents Robert Herd and Leonard Merchant expressed concerns that approval would set a precedent for other like properties.
 - Commission discussion – Applicant Tim Schevers 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 Dave DeOme moved to deny a variance which would allow a garage with an entrance that would face Rupen Drive. Commission member Dave Vories seconded the motion. By a vote of 7-0, the motion carried.**
6. **Variance: 336 Sailmaster.** Consider a request from Caresi Inc., the agent for the owner of the property located at 336 Sailmaster, (Lohmans Crossing Estates, Section 1, Block B, Lot 38-B) 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 – Applicants Alberto Varela and Roberto Marin were 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 Bob Berry moved to approve** the requested variance and allow the garage entrance on the new home to face Sailmaster. **Commission member Chuck Petter seconded the motion. Commissioner Dave Vories recused himself** from the motion. **By a vote of 6-0, the motion carried.**
7. **View Blocking Determination: 10 Chandon Lane.** Consider a request from Madrid Farms, the agent for the owner of the property located at 10 Chandon Lane (Lake Chandon, Unit 21), for a view blocking determination for a new home.
- Citizen participation/public hearing – Neighboring property owner David Rodriguez opposed the requested height.
 - Commission discussion/action – Applicant Tim Schevers was 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, 0 inches above the top of the mag nail located at the north corner of the pad site (32 feet, 0 inches above the highest natural grade under the slab) was approved. **Commission member Dave Vories seconded the motion.** The motion was opposed by **Commissioner Bob Berry. By a vote of 6-1, the motion carried.**
8. **View Blocking Determination: 122 Medalist.** Consider a request from C & A Builders, the agent for the owner of the property located at 122 Medalist (Lakeway Section 17, Lot 1433), for a view blocking determination for a new home.
- Citizen participation/public hearing – No one spoke.
 - Commission discussion/action – Applicant Chris Cokins was present.
 - Chairperson Jim Anderson recessed the meeting until Commission could visit the property.
 - Meeting reconvened on site/public hearing re-opened and closed.
 - **Commissioner Ken Aldrich moved that view blocking was not an issue** and therefore the requested height of 30 feet, 0 inches above the water meter located at the left 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. Commissioner Dave Vories recused himself** from the motion. **By a vote of 6-0, the motion carried.**
9. **View Blocking Determination: 511 Flamingo Boulevard.** Consider a request from Cabot Sterling Homes LLC, the agent for the owner of the property located at 511 Flamingo Boulevard (Lakeway Section 11, Lot 1247), for a view blocking determination for a new home.
- Citizen participation/public hearing – Neighboring property owners Gary Ott and Robert Morrow both opposed the requested height.
 - Commission discussion/action – Applicant Tom Immler was present.
 - Chairperson 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 when view blocking is an issue and houses do not exist on both sides of the subject property, the CBC is charged with determining a reasonable height. The CBC awarded the same height as the height of the home at 513 Flamingo Boulevard. **Commission member Chuck Petter seconded the motion.**

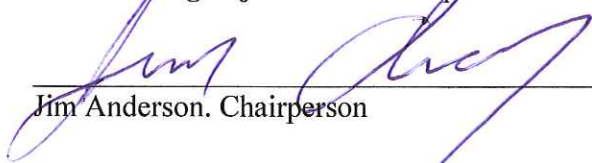
- **Commission member Dave DeOme** then moved that the applicant must provide an independent survey that specifies the ridge line elevation of the home at 513 Flamingo Boulevard and submit to BDS. **Commission member Chuck Petter seconded the motion. By a vote of 7-0, the motions carried.**

10. Waiver: Serene Hills, Phase 2W. Consider a request from Serene Hills Ltd., the agent for the owner of the properties located at Serene Hills, Phase 2W (Lots 156-162) for a waiver pertaining to a provision of the fencing design standards.

- Commission discussion/action – Applicant was not present.
- Chairperson Jim Anderson recessed the meeting until Commission could visit the property.
- Meeting reconvened on site.
- **Commissioner Chuck Petter moved to approve** the waiver request to allow an 8' subdivision perimeter wall to be constructed along the back of lots 156-162 (204, 206, 208, 210, 212 and 214 Ringtail Stream Drive). **Commission member Bob Berry seconded the motion. By a vote of 7-0, the motion carried.**

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| 11. Compliance Inspection: 513 Hurst Creek. | Passed. |
| 12. Compliance Inspection: 719 Cutlass. | Passed. |
| 13. Compliance Inspection: 108 Kildrummy Lane. | Passed. |
| 14. Compliance Inspection: 215 Vista Village Cove. | Passed. |
| 15. Compliance Inspection: 510 Tempranillo Way. | Passed. |
| 16. Compliance Inspection: 1018 Barrie Drive. | Passed. |
| 17. Compliance Inspection: 1015 Warbler Drive. | Denied. |
| 18. Compliance Inspection: 302 Darwins Way. | Passed. |
| 19. Compliance Inspection: 304 Darwins Way. | Passed. |
| 20. Compliance Inspection: 306 Darwins Way. | Passed. |
| 21. Compliance Inspection: 308 Darwins Way. | Passed. |
| 22. Compliance Inspection: 312 Belforte Avenue. | Passed. |

23. Meeting adjourned at 1:50 p.m



 Jim Anderson, Chairperson



 Sally Buckovinsky, Plans Examiner, Building and Development Services