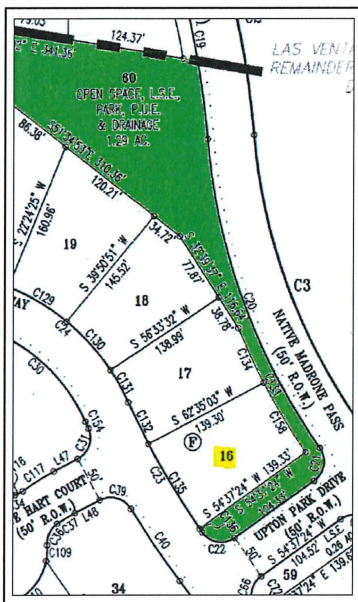


**CITY OF LAKEWAY CITY BUILDING COMMISSION MEETING**  
**Action Minutes of Regular Session**  
**Thursday, April 27, 2017, 9:00 a.m.**  
**Lakeway City Hall, 1102 Lohmans Crossing Road, Lakeway, Texas**

1. **Establish Quorum and Call to Order.** Present: Commission members Ken Aldrich, Chuck Petter, Rick Wilsey, Bob Berry, Dave DeOme and Carolyn Nichols. Also present: Chairman Jimmy Anderson, Ray Miller, BDS Director, and Sally Buckovinsky, Plans Examiner. City Council Liaison, Keith Trecker was absent.
2. **Citizens Participation** – No one spoke.
3. **Approval of Minutes:** Regular City Building Commission Meeting, April 13, 2017.
  - **Commissioner Bob Berry moved to approve the April 13, 2017 regular meeting minutes as written. Commissioner Chuck Petter seconded the motion, and it passed unanimously by a vote of 7-0.**
4. **Waiver: 622 Vendemmia Bend.** Consider a request from Austin Living Landscapes, on behalf of the owner of the property located at 622 Vendemmia Bend (Lakeway Highlands, Phase 1, Section 8A, Block C, Lot 65), for a waiver pertaining to installation of synthetic grass.
  - Commission discussion – Applicant Tommy Roberts was present. Chairman Jimmy Anderson deferred any determination until Commission could visit the property.
  - Meeting reconvened on site.
  - **Commissioner Chuck Petter moved to approve the waiver as requested.**
  - **Commission member Bob Berry seconded the motion. By a vote of 7-0, the motion carried.**
5. **Waiver: 914 Vanguard.** Consider a request from Ron Wils, the owner of the property located at 914 Vanguard (Lakeway Section 16, Lot 1384), for a waiver pertaining to a provision to the landscaping requirements.
  - Commission discussion – Applicant was not present. Chairman Jimmy Anderson deferred any determination until Commission could visit the property.
  - Meeting reconvened on site.
  - **Commissioner Rick Wilsey moved to approve the waiver on the condition that the rocks in the right of way are at least 2” in size.**
  - **Commission member Bob Berry seconded the motion. By a vote of 7-0, the motion carried.**
6. **Compliance Inspection: 113 Star.** Denied.
7. **Compliance Inspection: 429 Seawind.** Passed.
8. **Compliance Inspection: 308 Maxwell Way.** Passed.
9. **Compliance Inspection: 305 Aguja Court.** Passed.
10. **Compliance Inspection: 304 Martinique Pass.** Passed.
11. **Compliance Inspection: 408 Baldovino Skyway.** Passed.

- |   |           |
|---|-----------|
| 12. Compliance Inspection: 519 Baldovino Skyway.      | Passed.   |
| 13. Compliance Inspection: 409 Forza Viola Way.       | Passed. * |
| 14. Compliance Inspection: 412 Maialina Cove.         | Passed.   |
| 15. Compliance Inspection: 414 Maialina Cove.         | Passed.   |
| 16. Compliance Inspection: 414 Bella Montagna Circle. | Passed.   |
| 17. Compliance Inspection: 416 Belforte Avenue.       | Passed.   |
| 18. Compliance Inspection: 102 Gallia Drive, Unit 1.  | Passed.   |
| 19. Compliance Inspection: 102 Gallia Drive, Unit 2.  | Passed.   |
| 20. Compliance Inspection: 102 Gallia Drive, Unit 3.  | Passed.   |
| 21. Compliance Inspection: 102 Gallia Drive, Unit 4   | Passed.   |

\* 409 Forza Viola Way – This Compliance inspection was denied by the Commission because of a lack of plantings on the right side of the home facing Upton Pass. However, because there is an open space lot (lot 60) between the road and the property (see screenshot of plat below), it is technically not a corner lot and therefore is not considered to be street facing thus eliminating the normal corner lot landscaping requirements. For this reason, Staff issued the Final CO. A copy of the landscape plan is provided on the next page.



22. Meeting adjourned at 10:50 a.m.

*Jim Anderson*  
 \_\_\_\_\_  
 Jim Anderson, Chairperson

*Sally Buckovinsky*  
 \_\_\_\_\_  
 Sally Buckovinsky, Plans Examiner, Building and Development Services

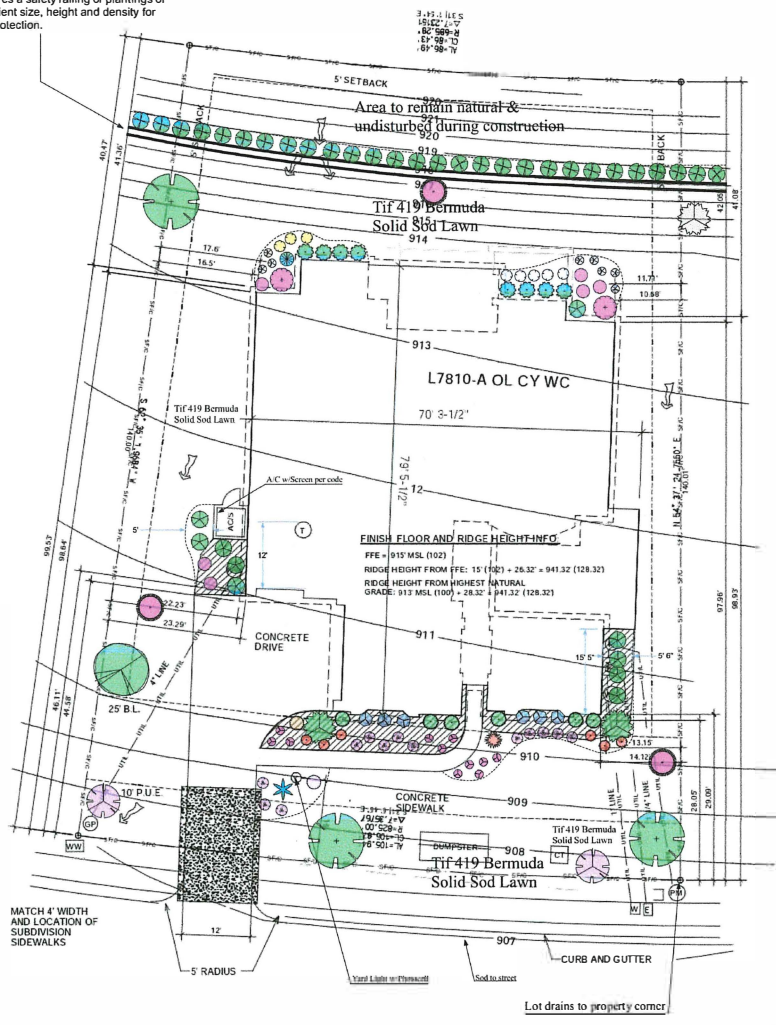
Front Yard Plant Materials	
2" + Caliper Trees	3
30 Gallon Trees	2
15 Gallon Trees/Shrubs	5
5 Gallon Shrubs	15
1 Gallon Shrubs/Perennials	30
Back Yard Plant Materials	
2" + Caliper Trees	1
30 Gallon Trees	1
15 Gallon Trees/Shrubs	3
5 Gallon Shrubs	10
1 Gallon Shrubs/Perennials	20

Note: Shrubs planted for 12' side of house landscape not included in front yard plant totals per Rough Hollow HOA requirements.

### Landscape

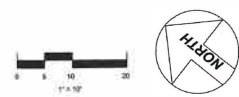
Quantity	Symbol	Description
Cacti & Agave		
1		Yucca "Red" 5 gal.
1		Yucca "Softleaf" 15 gal.
Grasses		
2		Gulf Muhly 5 gal.
8		Mexican Feather Grass 1 gal.
Large Shrubs		
28		Elaeagnus 5 Gallon
10		Oleander "Little Red" 5 Gallon
Large Trees		
1		Elm, Lacebark 2 to 2 1/2
3		Oak, Monterrey (Mexican White) 2 to 2 1/2
Perennials		
8		Lantana "New Gold" 1 gal.
13		Lantana "Purple Trailing" 1 gal.
6		Salvia "Mexican Bush" 3 gal.
6		Salvia greggii (red) 1 gal.
11		Society Garlic 1 gal.
Small Shrubs		
8		Abelia, Glossy 'Edward Goucher' 5 Gallon
1		Iris, "Bicolor" 5 gal.
6		Rosemary "Trailing" 5 gal.
6		Viburnum, Sandankwa 5 Gallon
Small Trees		
1		Crape Myrtle "Natchez" 30 gal.
2		Magnolia "Little Gem" 30 gal.
2		Redbud "Texas" 15 gal.
2		Texas Mountain Laurel 15 gal.
3		Vitex 15 gal.

Limestone Retaining Wall (By Builder)  
 Note: Any wall with a drop off of 30" or more requires a safety railing or plantings of sufficient size, height and density for fall protection.



## 409 Forza Viola Way Landscape Plan

- Notes:
1. Drainage will be carried to a common property corner before exiting onto an adjacent lots if applicable.
  2. Drainage will not adversely impact adjoining lots.
  3. All areas will be sodded with Tif 419 Bermuda (Except areas indicated as remaining natural & undisturbed)
  4. No Irrigation spray heads will be located closer than three inches from back of curb of street.
  5. Plants will not be within 8' of the street
  6. All heads to have pressure compensating nozzles with check valves. All heads to be drip or MP rotators.
  7. Landscaped portion of yard fully covered by automatic irrigation system



SHEET: 1 of 1	SCALE: 1" = 10'	DATE: 10/9/16	JOB NUMBER: None	DRAWN BY: CD	CHECKED BY: N/A	REVISIONS: None	PROJECT:	SHEET DESCRIPTION:	COMPANY:
							409 Forza Viola Way Lakeway Highlands Section 2A Phase 2 Lot 16 Block F	Landscape Plan	Creativescapas 512-844-6455 creativescapass@hotmail.com