

## **Building and Development Services**

### **Week of 05/07/18 to 05/11/18**

#### **For the Current Week**

New Residential Permits Issued = 7  
Total Building Permits Issued = 42  
Commercial = 0  
Signs = 3

Inspections = Conducted **129** Inspections for the week.

Total Code Enforcement Cases: 59

- Building Code Violations - 10
- Zoning – 5
- Sign Violations -13
- Trash Can – 2
- Solid Waste – 19
- Stop Work Order Posted – 3
- Weeds – 5
- Parking - 2

Total Residential Permits "Applied For" March 2018 = **22**  
Total Building Permits "Applied For" March 2018 = **179**  
Total Residential Permits "Applied For" April 2018 = **30**  
Total Building Permits "Applied For" April 2018 = **196**  
Total Residential Building Permits "Applied For" May 2018 = **11**  
Total Building Permits "Applied For" May 2018 = **67**

Notes on Permit Reviews (residential): Starting on April 9<sup>th</sup> the BDS Permit Review Queue spiked above **60 permit applications** under review by both plan reviewers on any given day. BDS has two plan reviewers one that reviews building permit applications in accordance with the Lakeway Municipal Code and one that reviews the applications in accordance with the 2015 International Building Code. On April 13<sup>th</sup>, the BDS Permit Review Queue spiked again at **100 permit applications** under review. Since April 13<sup>th</sup> the BDS Review Queue has stayed constant on any given day between 70 -100 permit applications under review and it does not appear to be letting up. There is a significant number of new home applications which are then followed-up by re-review applications which is one reason for the spikes. Accolades have to be given to the permit technicians, office manager and more importantly our two plan reviewers because we are still meeting our 10-day review marks on a very consistent basis. This spike will also have a huge impact on our inspection personnel. We will be looking at daily inspection schedules of 30-40 inspections per day and with this many new homes there will be some very lengthy inspections which will have an impact on our scheduling of inspections. This does not include the commercial projects that are underway. The two buildings at Tuscan Village, Belmont Village, Springhill

Suites, Police Station and La Quinta (just to name a couple) will be nearing stages of construction they will consume a lot of inspection time as well. And it is Vacation Season!

#### Development Project Notes:

- Work on the Lakeway Police Facility continues.
- Buildings II & III at Tuscan Village are under construction.
- La Quinta Inn & Suites is under construction.
- Site Development work has started on the Honey Creek Condo Project.
- Belmont Village Senior Living is nearing completion. Have approved monument sign.
- Shops at Lakeway Medical Village I & II are under construction.
- Springhill Suites is under construction within the Lakeway Medical Village.
- Site Development has started on Lohmans Spur Townhomes. This project will have 24 buildings with 94 dwelling units.
- Site Development Plans have been submitted for the Flint Rock Overlook Office Park which is located west of Ranch Road 620 and north of Lakeway Regional Medical Center. Proposes 2-multi-story office buildings that will be 45,000 sq. ft. and 24,600 sq. ft. in size.
- Site Development Plans have been submitted for a proposed 42,000 sq. ft medical office building within the Lakeway Medical Village.

#### **CBC ACTION** (May 10, 2018)

**Variance: 311 Bellagio Drive.** Consider a request from Jonathan C. Stupka, the owner of the property located at 311 Bellagio Drive (North Lakeway Village, Section 3, Block A, Lot 45), for a variance of the Lakeway Code of Ordinances pertaining to an encroachment into a rear setback.

**Approved:** By a uniramous vote.

**View Blocking Determination: 1020 Challenger.** Consider a request from Avery Building Company, the agent for the owner of the property located at 1020 Challenger (Lakeway Section 13, Lot 1084), for a view blocking determination for a new home. **Determination:** View Blocking was **not** an issue.