



CITY OF BANDERA

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

MINUTES CITY OF BANDERA BOARD OF APPEALS

**THURSDAY, MAY 2, 2019 AT 5:30 PM
IN THE MUNICIPAL BUILDING AT 511 MAIN STREET, BANDERA, TEXAS**

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE BOARD OF APPEALS FOR THE CITY OF BANDERA WILL BE HELD AT CITY HALL, 511 MAIN STREET, BANDERA, TEXAS, ON THE 2ND DAY OF MAY 2019 AT 5:30 PM. DURING THE MEETING, THE FOLLOWING ITEMS WILL BE CONSIDERED, AND THE BOARD MAY TAKE ACTION ON ANY OF THE ITEMS.

- 1. A show cause hearing shall be held regarding the orders issued by the Board of Appeals on January 16, 2019, that lifted the stop work order issued on December 17, 2018 by Code Enforcement Officer, Jimmy Allen for the Special Conditions Commercial Building Permit #2018-002 issued to Garrett Sullivan of Bella Way Back Texas Holdings, LLC for work being performed at 1307 Main Street, Bandera, Texas 78003. The owner, Garrett Sullivan, was given 90 days to fully comply with said orders and shall now show cause for any failure to comply with the orders of the Board of Appeals.**

The meeting is called to order at 5:30 pm. Board of Appeals members Rebecca Gibson, Lynn Palmer, Glenn Clark, Tom McEachin, Brice Cavanaugh, Suzanne Schauman are present, as well as City Administrator J Horry, Marshal Will Dietrich, Code Enforcement Officer Deputy Jimmy Allen, Administrative Assistant Keely Millsap, City Attorney Dan Santee, Bureau Veritas Area Manager, John Livingston, Garrett Sullivan, Mr. Sullivan's Attorney, Mr. **Neeland**, and **Art Crawford** are also present.

Deputy Allen is the first to speak. He informs the Board that Mr. Sullivan provided a set of plans a few days past the initial 90-day deadline and there were still a few things missing. Mr. Sullivan then brought a second set of plans yesterday, Wednesday, May 2, 2019. Bureau Veritas Area Manager, John Livingston, came in before tonight's meeting and looked over the plans. Deputy Allen continues, stating, both he and Mr. Livingston are satisfied to the point that Mr. Sullivan will be allowed to continue with the Longhorn project. However, based on a few items, Deputy Allen would like to be provided a preliminary walk through to have an idea where Mr. Sullivan is currently at. All other inspections will be scheduled throughout the project until proper completion.

Mr. Livingston gives more details about the plans Mr. Sullivan turned in the day prior. He states there are still a few items missing from the plans that were required by Resolution 2019-001, however, most of those can be field verified. And, in fact, some of these items are typically supplied at a later time. Mr. Livingston goes on to list some specific building requirements but emphasizes that if there will be a commercial kitchen, it will need a Type I hood. He ends with minor clarification about the independent, third-party fire review.

Board member Schauman clarifies Bureau Veritas is approving the plans submitted and allowing Mr. Sullivan to continue work.

Art Crawford, speaking for Mr. Sullivan, states they double, and triple checked the fire inspection plans to make sure all the requirements were included. Mr. Crawford and Mr. Livingston discuss specifics about the fire inspections plans for clarification.

Board member Schauman asks the gentlemen, Mr. Livingston, Crawford and Sullivan, if it is necessary to go through these details during the meeting, that maybe they can meet at some other time. Mr. Crawford replies that he would prefer not to come back, especially if there is something they disagree on in the future. He goes on the mention the Board lifted the stop work order at the meeting in January, telling Mr. Sullivan he could go back to work. However, he chose not to go back to work until every single item is resolved. Mr. Sullivan and Mr. Crawford explain there are only a couple of items they want to discuss with Mr. Livingston. All three gentlemen discuss the plans, including the fire

alarm and fire sprinkler not being required and not planned to be installed. Mr. Livingston ends the discussion stating the small things missing will be field verified and asks if there will be a commercial kitchen. Mr. Crawford states the commercial kitchen will be an addition in the future.

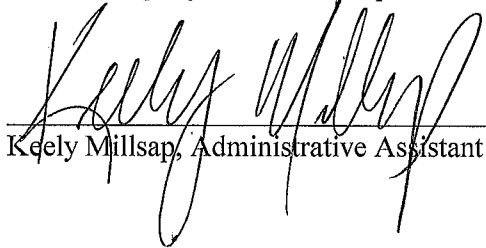
Mr. Crawford asks Mr. Livingston what inspections will be needed and when. Mr. Livingston replies with a summary list of inspections. Mr. Crawford asks if there is a list and Mr. Livingston replies that he will supply a list, if given contact information.

Deputy Allen reiterates that he would like Mr. Crawford and Mr. Sullivan to contact him for a preliminary walk through of the property.

Board member Schauman expresses her pleasure that the Longhorn project can move forward with the approval of the Board members, Mr. Sullivan, Mr. Sullivan's attorney, the Code Enforcement Officer.

Board member Clark makes a motion to adjourn, seconded by Board member Cavanaugh. All in favor, none opposed.

Meeting adjourned at 5:40 pm.



Keely Millsap, Administrative Assistant