



P.O. Box 369 (Mail)
303 E. Pecan Dr. (Physical)
Johnson City, TX 78636
830.868.7111 (Phone)
830.868.7718 (Fax)

Commercial Building Permit Application

Please visit <https://www.johnsoncitytx.org/departments/permits/> for additional information on the Building Official, building codes, and plan review & inspection requirements.

Project Name: PEDERNALES ELECTRIC COOPERATIVE Valuation: \$ appx 2,000 Project
Address: 102 S Avenue F, Johnson City, TX 78636 Zoning: JC-COMM Lot: PT Block: 24 Subdivision: Code
SJ0001 Square Foot: 0.35 Acres

Project Description: New Addition Remodel Finish Out Plumbing
 Mechanical Electrical Sign Fence Accessory Structure
 Irrigation Swimming Pool Other

Scope of Work: Existing pole with signage frame was rusted and falling apart. Repair frame, paint pole white and insert translucent 3M vinyl PEC Logo Shield to match PMS 293C Sultan (Cobalt) Blue 3630-157. Building Image Group will make the sign panels and PEC staff will install the panels

Is this property in the floodplain? No Yes If yes, provide floodplain certificate or application.

Owner Name: Pedernales Electric Project Contact (if different): _____

Owner Address: PO Box 1 City, State, Zip Code: Johnson City, TX 78636

Phone Number: 830-330-1209 Email Address: teri.arnold@peci.com

Engineer:	Contact Person:	Phone Number:	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor:	Contact Person:	Phone Number:	Email / License No:
Mechanical Contractor:	Contact Person:	Phone Number:	Email / License No:
Plumbing Contractor:	Contact Person:	Phone Number:	Email / License No:
Electrical Contractor:	Contact Person:	Phone Number:	Email / License No:
TPO Energy Provider:	Contact Person:	Phone Number:	Email / License No:

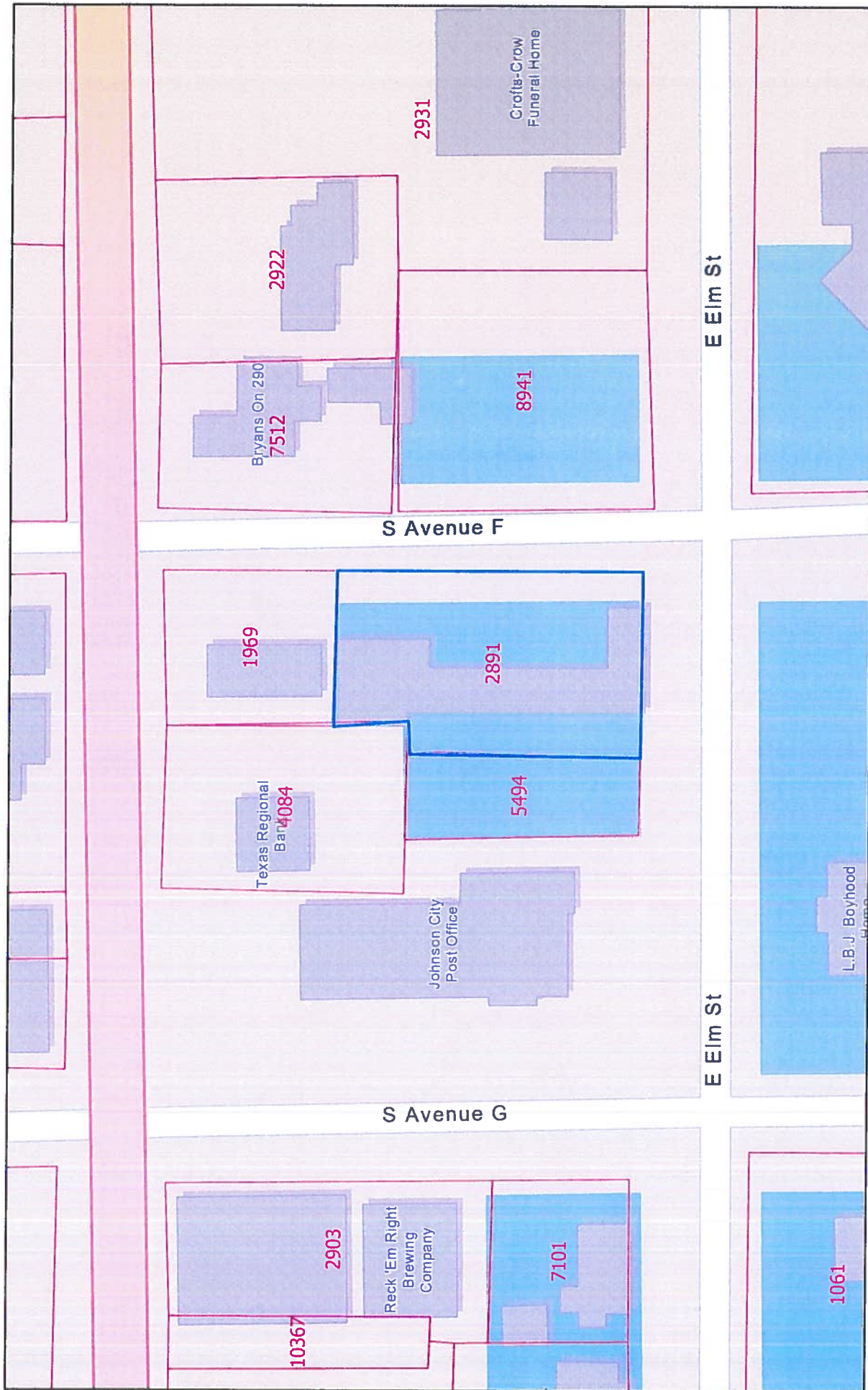
A permit becomes null and void if work is not commenced within 365 days. All permits require final inspection. A final inspection and/or certificate of occupancy must be issued before any building is occupied. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local laws regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

Building Permit Fee: _____ Plan Review Fee: _____ Water Fees: _____ Sewer Fees: _____

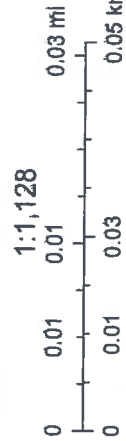
Meter Deposit Fee: _____ Total Fees: _____ Receipt No.: _____ Issued Date: _____ Issued By: _____

Blanco CAD Web Map



11/21/2024, 11:33:22 AM

- Parcels
- Abstracts



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Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com
 Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Overview

- PEC purchased old Crider Hotel property
- Permit submitted for fencing property by Stan Klein – Architect Contractor for PEC – PM Bud Collora
- In process of being filed is the following proposed permit to:
 - Run power from existing power pole to sign
 - Power will be run on the road side of side walk
 - Buried 12-18 inches in galvanized rigid conduit
 - Installed by CL Electric before Lights Spectacular
 - Remove busted sidewalk to run conduit to sign
 - Replace removed broken sidewalk with concrete sidewalk or gravel as designated by city – consider tree trunk roots as the cause of broken and raised sidewalk issues
 - LED lighting installed in sign by CL Electric
 - Cost of lighting and power \$4,567.74
 - Pole has already been sanded, primed and painted
 - Signage will be created by Building Image Group and installed by Building and Grounds

Signage:

§ 3.06.004 Definitions and specific restrictions.

(c) Types of signs.

Freestanding sign. Either a monument sign or a self-supported sign. Only one freestanding sign may be permitted per individual freestanding establishment. Signs may be no more than 64 square feet in area and no taller than 12 feet. Only one freestanding sign may be permitted per commercial complex identifying the name and/or address of the complex and/or listing the individual tenants in the complex. However, a commercial complex with a land area of two acres or more may have one such freestanding sign along each street that borders the complex. If the commercial complex is made up of separate lots (i.e., business park/industrial park), the freestanding sign may be an off-premises sign; however, it shall be located on one of the lots within the complex. If the freestanding sign contains or supports more than one sign, then each sign shall be of the same construction, coloring, design and style. If a landscaped area is installed at the base of a freestanding sign, this landscaped area shall be protected from damage by pedestrian and vehicular traffic by a retaining wall or other barrier or method of acceptable separation. The plants in such landscaped area shall be maintained in a healthy condition, and the area shall be kept free of weeds, trash and debris by the responsible party. A separate freestanding sign for an individual establishment located within a commercial complex may be permitted only if the establishment meets both of the following conditions:

- (1) The establishment is located along a street bordering or within the complex and in a separate building from the principal building complex; and
- (2) The establishment has a separate parking area from the principal parking area of the complex, which may connect with the principal parking area but is visually set off from that area by fencing or landscaping.

Self-supported sign. A permanent sign which is erected on supports placed on or anchored in the ground, as distinguished from a monument sign built directly on the ground, and which is independent of any other structure for its support. Self-supported signs are only permitted on commercial property. The area of a self-supported sign may not exceed 32 square feet. A self-supported sign may not exceed 24 feet tall.

Fencing:

§ 2-10 Walls and fences.

Walls and fences, berms and similar items that may restrict passage or vision or simply enhance private property may be located within required yards as defined by building setbacks except as restricted herein:

(1) No walls or fences located within the front yard shall exceed a height of 48 inches as measured from the grade at the point of placement. No walls or fences or similar items other than landscaping within rear yards shall exceed a maximum height of eight feet. Rear yard fences that are taller than 48 inches may extend to the front corners of the primary structure. Fences in the rear yard on a corner lot shall meet the side yard setback adjacent to the right-of-way line in the zoning district.

(2) In the Industrial and Highway Commercial Corridor Districts, walls and fences which are clearly used for safety or security purposes must comply with the administrative rules and statutory regulations of the Texas Department of Transportation.

(3) These provisions shall not be interpreted to prohibit the erection of an open-mesh type fence enclosing any school or playground site or business or industrial activity for security purposes.

(4) Walls and fences, hedgerows and other dense landscaping which occur on corner lots and exceed 36 inches in height and present an obstruction to vision shall be reduced in height to 24 inches or relocated at least 20 feet from the intersection of street right-of-way lines.

(5) In all residential districts, walls and fences that adjoin property lines shall not be electrified, barbed or otherwise secured in a manner inappropriate or dangerous to the neighborhood. Such restrictions are waived for agricultural uses.

(6) A fence, shrub, or wall may be installed in an easement, provided that the City or a utility company may need to remove the structure at the Owner's expense if access is deemed necessary.

OPTION 1

Finish Schedule

- V1: Translucent vinyl to match PMS 293C
Suggested 3M Vinyl: Sultan (Cobalt) Blue 3630-157

SPECIFICATIONS

A. Translucent white acrylic, vinyl graphics

Accurate field survey required prior to fabrication.



Face View

Scale 1:12

PG 1

Qty: 2 **E.1**
Pylon Face

APPROVED BY: _____
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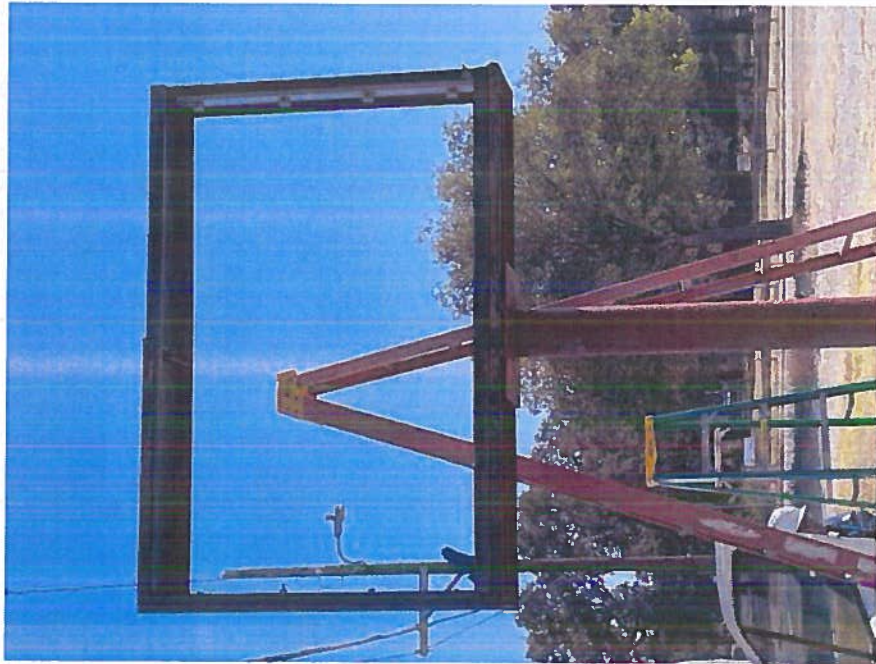
Building Image Group, Inc.
1200 E. Third St. | Studio One
Austin, TX 78702
TSLC 18350

PROJECT ADDRESS
102 South Avenue F
Johnson City, TX

PROPOSAL # P16518
DATE 10.24.2024
DRAWN BY JJ

PROJECT
PEDERNALES ELECTRIC
Pylon Faces
INTELLECTUAL PROPERTY OF BUILDING IMAGE GROUP





Existing - Side 1



Proposed - Side 1

Rendering represents typical visual intent only. Final product may vary.



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