



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

APPLICATION DATE: 2/2/23

## APPLICATION FOR VARIANCE Municipal Code of Ordinances

NAME OF APPLICANT: Titan Milling Inc

MAILING ADDRESS: PO Box 2231, Johnson City, TX 78636

PHONE NO.: 512.987.1598 EMAIL: sara@titanmillinginc.com

STATUS OF APPLICANT: OWNER:      AGENT: X  
 (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

### PROPERTY DESCRIPTION

PHYSICAL ADDRESS: 108 W. Main Street, Johnson City, TX 78636

LEGAL DESCRIPTION: BCAD Prop ID Nos. 4788 and 12786 and 5643

CURRENT ZONING: Commercial EXISTING USE: Coffee Shop / Food Trucks

ACRES/SQ. FT.: 1.04 ac DOES OWNER OWN ADJACENT PROPERTIES?  YES  NO

CODE SECTION SEEKING VARIANCE / RELIEF FROM:  
2.12 (B.2), 2.14 (B),

- TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):
- 1) Seeking variance in width of driveway from existing parking lot to Pecan St. to be 14ft width due to mature pecan trees and abandoned City well structure prohibiting width designated in current code.
  - 2) Seeking variance from requirement of engineered plans due to the small scale of the project in proportion to the expense of engineering services as well as the driveway already being in place made out of base material and we are looking to chip seal said driveway.
  - 3) Concrete apron tying into Pecan Street will follow existing grade to not affect water shedding/drainage

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Sara Allen  
 APPLICANT'S SIGNATURE

02/02/2023  
 DATE

OFFICE USE ONLY:

## Whitney Walston

---

**From:** Whitney Walston  
**Sent:** Friday, February 3, 2023 9:46 AM  
**To:** Whitney Walston  
**Subject:** FW: Application for Variance

**From:** Sara Allen <[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)>  
**Date:** February 3, 2023 at 8:56:11 AM CST  
**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Subject:** Fw: Application for Variance

Not sure if you need to see the permission from the JC Coffee Co owner/s for me filing the variance.

Best regards,

**Sara Allen**  
Chief Financial Officer  
Titan Milling Inc.  
Direct | 512.987.1598  
[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)  
[TitanMillingInc.com](http://TitanMillingInc.com)



---

**From:** Nancy Woodward <[nrwoodward@gmail.com](mailto:nrwoodward@gmail.com)>  
**Sent:** Thursday, February 2, 2023 7:31 PM

**To:** Sara Allen <[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)>

**Subject:** Application for Variance

You have my permission to file the driveway variance application for Johnson City Coffee Co.

Sincerely,

Nancy Woodward

Co-Owner, Johnson City Coffee Co.

# APPENDIX B – DESIGN STANDARDS AND SPECIFICATIONS MANUAL

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## 2.12 Pavement Design

Pavement and pavement subgrades (Roadway and Firelanes) shall be designed based on representative onsite soil sub-surface conditions. Pavement design calculations shall be prepared by Professional Engineer licensed in the State of Texas and be submitted with the preliminary construction plans for review as part of the construction plan review process. The submittal shall include the pavement design traffic loadings and design life.

Pavement and subgrade shall be as follows:

### A. Residential and Firelane Pavement:

- 1) **Reinforced Concrete Pavement:** Reinforced concrete pavement thickness shall be determined by pavement design calculations. Minimum thickness of reinforced concrete pavement shall be no less than six (6) inches reinforced with No. 4 bars at 18-inch centers both ways. Concrete strength shall be NCTCOG Item 303.3.4.2. Class C (4,000 psi Compressive Strength in 28-days), with a cement content of not less than 6 sacks per cubic yard. Subgrade preparation and thickness shall be based on pavement design calculations and shall be lime stabilized no less than six (6) inches in depth. All curbs shall be 6" monolithic barrier curbs.
- 2) **Asphalt Pavement:** Minimum thickness of Asphalt Pavement shall be no less than seven (7) inches for 36 feet pavement width or less. Asphalt for use in paving shall be a refined asphalt produced from crude petroleum. The base asphalt shall be homogeneous and free from water and residue from distillation of coal, coal tar or paraffin oil and shall not foam when heated to 347 degrees F. Subgrade preparation and thickness shall be based on a soil investigation for subgrade design. Shall be conducted by the Engineer. This design shall be approved by the City Engineer prior to construction.

### B. Arterial, Minor Collector, and Major Collector Pavement:

- 1) Reinforced concrete pavement thickness shall be determined by pavement design calculations. Minimum thickness of reinforced concrete pavement shall be no less than eight (8) inches reinforced with No. 4 bars at 18-inch centers both ways. Concrete strength shall be NCTCOG Item 303.3.4.2. Class C (4,000 psi Compressive Strength in 28-days), with a cement content of not less than 6 sacks per cubic yard. Subgrade preparation and thickness shall be based on pavement design calculations and shall be lime stabilized no less than eight (8) inches in depth.
- 2) **Asphalt Pavement:** Minimum thickness of Asphalt Pavement shall be no less than seven (8) inches for pavements widths above 36 feet. Asphalt for use in paving shall be a refined asphalt produced from crude petroleum. The base asphalt shall be homogeneous and free from water and residue from distillation of coal, coal tar or paraffin oil and shall not foam when heated to 347 degrees F. Subgrade preparation and thickness shall be based on a soil investigation for subgrade design. Shall be conducted by the Engineer. This design shall be approved by the City Engineer prior to construction.

- C. Subgrade: Subgrade design shall be based on representative onsite subsurface soil conditions and testing. Testing shall be in accordance with the NCTCOG Standard Specifications for Public Works Construction and be completed by a geotechnical testing lab. The geotechnical investigation shall be submitted to the City as part of the pavement design submittal. In general, the soils testing shall include representative soil borings of the site and the testing of Atterburg limits. Based on

## 2.13 Parkways, Grades and Sidewalks

All parkways shall be constructed to conform to top of curb grades with a standard transverse slope of one-quarter ( $\frac{1}{4}$ ) inch per foot rise from top of curb to right-of-way.

Where the natural topography is such as to require steeper grades, transverse slopes (except for sidewalk) up to three-quarter ( $\frac{3}{4}$ ) inch per foot may be used with approval of the City.

Sidewalks shall be provided for all residential streets in subdivisions zoned for one- or two-family dwellings and on all streets designated on the adopted Master Thoroughfare Plan. Barrier free ramps and sidewalks along screening walls, landscaped areas, trails or in parks, shall be installed by the Developer with street construction and the sidewalks in front of residential lots shall be installed by the home builder. The City may require sidewalks in other locations. Where provided, there shall not be less than four (4) feet in width with the inside edge of the sidewalk to be placed one (1) foot off the property line and located wholly within the dedicated street right-of-way, sidewalk corner easement or road easement in the case of private streets. This requirement may be waived by the City Council.

Sidewalks placed adjacent to the back of the curb must be six (6) feet wide and approved by the City's Engineer.

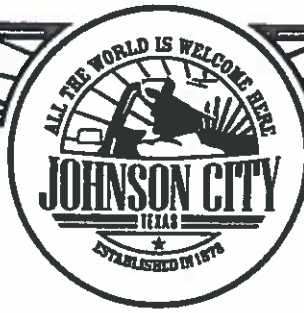
Sidewalks shall be of concrete having a minimum of 4,000-psi compressive strength in 28 days. The concrete thickness shall be four (4) inches reinforced with No. 3 bars at 18-inch centers both ways. A minimum of 1½ inches of sand must be placed under sidewalk. Subgrade (including sand) shall be mechanically compacted to 95% density.

## 2.14 Driveways

- A. Residential: Residential driveways to serve two car garages shall be not less than eleven (11) feet nor more than twenty (20) feet in width at the property line. The width of the driveway will be larger at the garage for a three car (width to be twenty-eight (28) feet). Shared driveways and garages larger than three cars shall be a case-by-case basis. Residential driveways shall be separated from one another by a distance of at least ten (10) feet. The radii of all residential driveway returns shall be a minimum of five (5) feet and shall not extend past the adjoining property line. The driveway approaches devoted to one use shall not occupy more than sixty percent (60%) of the frontage abutting the roadway or alley.
- B. Multi-Family and Non-Residential: Driveways providing access to multi-family or non-residential uses shall generally have widths between twenty-four (24) and forty-five (45) feet when measured at their narrowest point near, or at, the property line. The minimum radius for these uses shall be twenty (20) feet. Larger radii are encouraged. Limitations on permissible locations for these driveways are addressed in Section 2.6, Driveway Locations. Driveway radii returns shall not extend across abutting property lines.

## 2.15 Traffic Information and Control Devices

The developer shall arrange for the installation of all pavement striping, regulatory, warning and guide signs, including posts, as shown on the approved plans. Street name signs shall be installed at each intersection. All traffic control devices shall be designed in accordance with the current addition of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Examples of regulatory, warning, information and guide signs are as follows:



## Floodplain Development Permit

Permit Number: 23-00013-01

This permit must be displayed on site during construction and visible from the street.

---

Permit Date:	1/30/2023	Site Address:	108 W. Main St.
Expire Date:	1/30/2024	City/State/Zip:	Johnson City, TX 78636
Project Cost:	\$0.00		
Square Ft.:	0		

---

Contractor: Titan Milling, Inc.  
Address: 401 E. Main St.

City/State/Zip: Johnson City, TX 78636  
Phone: 512-987-1598  
Email: sara@titanmillinginc.com

---

### Comments:

Installation of concrete ribbon curbing, paving, and associated striping for parking lot / drive aisles, in accordance with approved plans, specifications, and Building Permit No. 123 issued on 7/11/2019. **This permit does not include approval of a proposed rear driveway connecting approved parking lot / drive aisles to W. Pecan Dr. Rear driveway approval pending City Engineer review / approval and City Council variance request.**

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Fee Total: \$322.08   Paid Amount: \$0.00   Balance: \$322.08

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Inspections must be called in before 3:00 p.m. for a next business day inspection. Please call 830.868.7111, Ext. 8, or email [rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org) to schedule an inspection. Re-inspection fees of \$163.22 each will be calculated at the end of the project and will be due before a Certificate of Occupancy and/or Building Final will be issued. You are on notice that State and Federal laws mandate Texas Department of Licensing and Regulation (TDLR) registration if the construction valuation is \$50,000 or more. You are on notice that State and Federal laws mandate asbestos surveys be completed before commencing commercial renovation / demolition work within the State of Texas. You are on notice that Hill Country Waste Solutions is the City's solid waste collection franchisee. Contractors shall coordinate all disposal services through the City by contacting the Utility Department at 830.868.7111, Ext. 5, or by email at [rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org).

Development Services Dept.

1/30/2023

Date





January 26, 2023

*DELIVERED VIA E-MAIL*

**RE: Johnson City Coffee Co Parking Lot Paving**

Dear Ms. Sara Allen,

EDGE Engineering, PLLC (EDGE) has completed a review of the Johnson City Coffee Co Parking Lot Paving Floodplain Permit Application dated January 24, 2023, for compliance with the Johnson City floodplain ordinance. There are no comments on the application, and I recommend the Floodplain Development Permit be approved.

Please let me know if you have any questions.

Sincerely,



Travis Kaatz, PE, CFM



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

# 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: JC Coffee Co Paving Valuation: \$ —  
 Project Address: 801 W Main Street Zoning: Commercial  
 Lot: 2,3,4,5,6 Block: 12 Subdivision: — Square Foot: —

Project Description: <sup>168</sup>  New  Addition  Remodel  Finish Out  Plumbing  
 Mechanical  Electrical  Sign  Fence  Accessory Structure  
 Irrigation  Swimming Pool  Other

Scope of Work: Paving of existing parking lot & back driveway  
 Is this property in the floodplain?  No  Yes If yes, provide floodplain certificate of application.

Owner Name: Nancy Woodward Project Contact (if different): —  
 Owner Address: 815 Billy Sisson Rd City, State, Zip Code: Johnson City, TX 78631  
 Phone Number: (512) 517-4994 Email Address: NWoodward@gmail.com

Engineer:	Contact Person:	Phone Number:	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor: <u>Titan Milling Inc</u>	Contact Person: <u>Sara Allen</u>	Phone Number: <u>(512) 987-1598</u>	Email / License No: <u>Sara@titanmillinginc.com</u>
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:

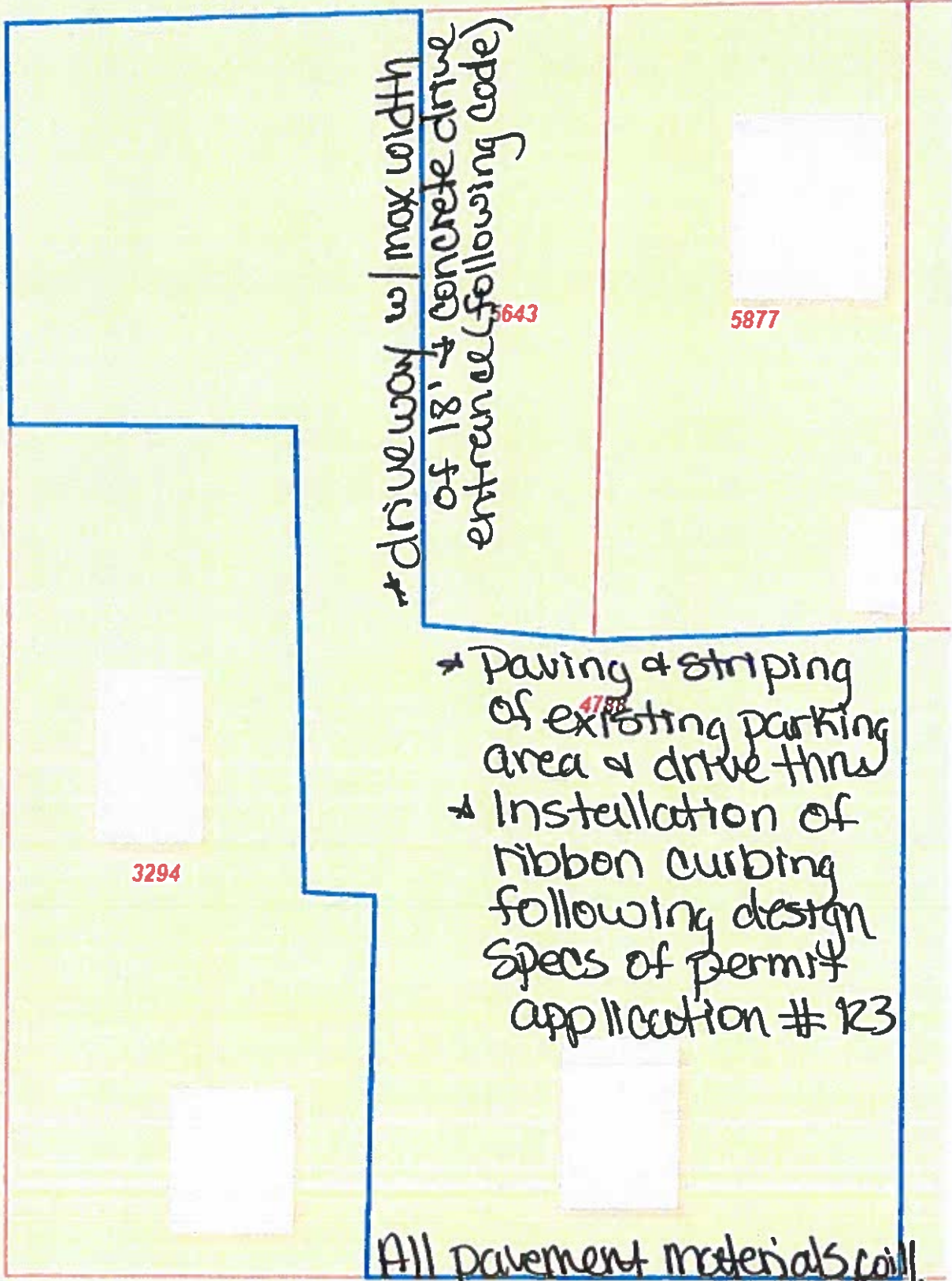
A permit becomes null and void if work is not commenced within 365 days. All permits require final inspection. A final inspection and/or certificate of occupancy must be issued before any building is occupied. I hereby certify that I have read and examined this application and know the same to be true 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: [Signature] Date: 11/10/22

Building Permit Fee: \_\_\_\_\_ Plan Review Fee: \_\_\_\_\_ Water Fees: \_\_\_\_\_ Sewer Fees: \_\_\_\_\_

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





\* driveway w/ max width  
of 18' + concrete drive  
entrance (following code)

3294

5643

5877

4788

- \* Paving & striping of existing parking area & drive thru
- \* Installation of ribbon curbing following design specs of permit application # 123

All pavement materials will follow application standards



City of Johnson City  
 P.O. Box 369  
 Johnson City, TX 78636  
 Phone (830) 868-7111 Fax (830) 868-7718  
[www.johnsoncitytx.org](http://www.johnsoncitytx.org)

### Permit Application

Job Address: 108 801 W. Main St. Permit # 123 Project Value \$ 250.00

Project Type:  Residential  Commercial  Floodplain Development  
 Flood Plain: Is your property located within a floodplain  Yes (please provide a Floodplain Certificate)  No

**Permit Type:**

New Construction  Electrical  Demolition  Roofing  Sign  
 Remodel/Addition  Mechanical  Fence  Accessory Building  
 Tenant Finish-Out  Plumbing  Swimming Pool  Other: \_\_\_\_\_

Property Owner: Lyndon's Landing LLC Contact Number: 512-517-4994  
 Mailing Address: 815 Billy Sisson Rd Alt. Phone: \_\_\_\_\_  
 City: Johnson City State: TX Zip: 78636 Email: nwoodward@gmail.com

Project Contract Person: Nancy Woodward Contact Number: 512-517-4994  
 Mailing Address: 815 Billy Sisson Rd Alt. Phone: \_\_\_\_\_  
 City: Johnson City State: TX Zip: 78636 Email: nwoodward@gmail.com

Job Description (Scope of Work): Coffee shop

IF DEMOLITION AND/OR RENOVATION IS BEING DONE, HAS AN ASBESTOS SURVEY BEEN COMPLETED?  YES  NO

The City has adopted the following building codes in accordance with Ordinance 16-0703: 2015 International Building Code, 2015 International Plumbing Code, 2015 International Fire Code, 2015 National Energy Conservation Code, 2015 International Mechanical Code, and 2015 International Fuel and Gas Code.

All information on the residential/commercial plan review checklist must be provided in full at the time of submittal. If information is not submitted in full, the plan review process will cease and all information will be given back to the applicant.

All permits must be posted at the job site and visible from the right-of-way. Failure to post permits will delay inspections and may result in a stop work order. **MUST CALL IN INSPECTIONS THROUGH BUREAU VERITAS: INSPECTION REQUEST PLEASE CALL (972) 980-8401 INSPECTION FAX (877) 837-8859 TO SPEAK WITH INSPECTOR (877) 837-8775 PERMIT WILL NOT BE CLOSED UNTIL RECEIVED.**

I hereby certify that the work covered by this application is authorized by the owner in fact and that I am authorized to make this application. I further certify that the information shown above is true and correct, and I agree to comply with all of the applicable city codes and ordinances, and laws of the state of Texas, and the approved plat, plan and specifications. I further certify that I will use the subcontractor listed and approved or will contact the Development Services Department for a change order.

Signature of Applicant: Nancy Woodward Date: 7/9/19  
 Approved By: GA/BV Permit Fee \$ 2194.50 Issued By: BE  
7-11-19

Send to: [beckenrode@johnsoncitytx.org](mailto:beckenrode@johnsoncitytx.org)

# BUILDING PERMIT

Date: 7-11-2019

Number: 123

Address: 801 W. Main Street

*Betty Eckhardt*

City of Johnson City

**From:** Rick Schroder  
**Sent:** Sunday, January 22, 2023 12:01 PM  
**To:** Sara Allen <sara@titanmillinginc.com>  
**Cc:** Nancy Woodward <nrwoodward@gmail.com>; Stephanie Fisher <sfisher@johnsoncitytx.org>; Odalys Johnson <ojohnson@quiddity.com>  
**Subject:** RE: Johnson City Coffee Co. Driveway / Parking Lot

Sara –

It is always an option for a property owner / developer to seek a variance from City Council. The variance application can be found here: <https://storage.googleapis.com/proudcity/johnsoncitytx/uploads/2022/01/Updated-Variance-Application-Generic.pdf>

The fee is \$67.46.

Best,



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | [www.johnsoncitytx.org](http://www.johnsoncitytx.org)  
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OPEN MEETINGS ACT / CONFIDENTIALITY NOTICE: City Councilpersons and members of other Johnson City boards and / or commissions shall not “reply all” to this e-mail message. Please reply only to the original sender of this e-mail message. This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential or privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

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**From:** Sara Allen <sara@titanmillinginc.com>  
**Sent:** Wednesday, January 18, 2023 1:51 PM  
**To:** Rick Schroder <rschroder@johnsoncitytx.org>  
**Cc:** Nancy Woodward <nrwoodward@gmail.com>; Stephanie Fisher <sfisher@johnsoncitytx.org>  
**Subject:** Re: Johnson City Coffee Co. Driveway / Parking Lot

Rick,

Thank you for your email.

1. Regarding the buffering, the fence installed is actually several feet off the property line and was built by JC Coffee Co to aide in buffering.
2. Regarding the driveway...what options do we have? I still believe it is ridiculous to hire an engineering firm just for this and would like for the City to approve without it.

- a. If we have to make the driveway wider than what we are proposing, then the City will need to fill in the abandoned City well thing on the property in order for us to accommodate as well as we will need to cut down and entire row of mature pecan trees.
  - b. This is not the primary access/exit point, but instead an alternative
3. Councilwomen Fisher recommended we file for a variance and have it on the agenda for next City Council meeting, is this a plausible solution

Best regards,

**Sara Allen**  
Chief Financial Officer  
Titan Milling Inc.  
Direct | 512.987.1598  
[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)  
[TitanMillingInc.com](http://TitanMillingInc.com)



---

**From:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Sent:** Wednesday, January 18, 2023 1:39 PM  
**To:** Sara Allen <[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)>  
**Subject:** FW: Johnson City Coffee Co. Driveway / Parking Lot

Sara –

Please see the City Engineer’s comments below.

Best,



**Rick A. Schroder**  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | [www.johnsoncitytx.org](http://www.johnsoncitytx.org)  
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**From:** Odalys C. Johnson PE <[ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)>  
**Sent:** Monday, January 16, 2023 6:14 PM



**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Subject:** RE: Johnson City Coffee Co. Driveway / Parking Lot

I understand the concept, but without plans we can't corroborate that they build the driveway following the grade. There is drainage that comes from the west that should be conveyed in that swale until it makes it into Town Creek. If the driveway is built high and the swale is blocked drainage could pond at the road, or impact other properties. It is hard to say without plans. I believe there is already some sort of driveway in place, so I was wondering if that has created a drainage issue already. Yes, I was referring to the screening requirements you referenced below.



**Odalys C. Johnson PE**  
*Client Manager*

**Email:** [ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)  
**T:** (512) 685-5123

---

**From:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Sent:** Monday, January 16, 2023 2:29 PM  
**To:** Odalys C. Johnson PE <[ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)>  
**Subject:** RE: Johnson City Coffee Co. Driveway / Parking Lot

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What I am saying is that the location of the proposed driveway (approx. where trailer is located in picture) does not have a very defined swale. If they follow grade, the driveway should not block drainage, but rather, it would sheetflow over driveway, correct?



Town Creek does flood (where the flood gates are located in picture), but there is a house between the driveway and the creek.

On the landscaping buffer, you are referring to the following, correct:

### Buffering.

Any commercial project abutting a residentially zoned property shall install a buffer which adequately protects future or existing tenants/homeowners. The buffer shall consist of:

#### (i)

A buffer zone of an opaque fence with a minimum height of eight feet lined with large species trees spaced at a minimum of twenty feet apart. Trees shall be a minimum of two-inch caliper and eight feet in height at time of planting. Trees shall be planted in planting areas of at least four feet in width along the entire length of the property.



Rick A. Schroder  
Chief Administrative Officer  
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**From:** Odalys C. Johnson PE <[ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)>  
**Sent:** Wednesday, January 4, 2023 8:53 AM  
**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Subject:** RE: Johnson City Coffee Co. Driveway / Parking Lot

Hi Rick

I hope you enjoyed the holidays.

Would it be the City's full responsibility to make sure the driveway doesn't end up blocking drainage and creating a problem at the road if we don't have a signed and sealed grading and drainage plan from an engineer? Do you know if there are drainage issues through there already?

It is also hard to determine if the 18' width they are proposing and the 20' minimum radii requirement can be met without a plan. I believe the Code also requires landscaping buffer along the driveway so we would need to make sure they are allowing enough space from the fence for that.

Feel free to call me if you would like to discuss.



**Odalys C. Johnson PE**

*Client Manager*

**Email:** [ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)

**T:** (512) 685-5123

---

**From:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
**Sent:** Wednesday, December 28, 2022 3:36 PM  
**To:** Odalys C. Johnson PE <[ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)>  
**Cc:** Travis Kaatz <[tkaatz@civil-edge.com](mailto:tkaatz@civil-edge.com)>  
**Subject:** FW: Johnson City Coffee Co. Driveway / Parking Lot

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Odalys –

See Sara's email to me below. I tend to agree with Sara's comments about whether the limited scope of work requires an engineer so long as the completed work complies with City Code,

Design Standards, and specifications. I also don't see a need for a culvert if the proposed driveway follows existing contours. Please advise.



Rick A. Schroder  
Chief Administrative Officer  
303 E. Pecan Dr. (Physical) | P.O. Box 369 (Mailing) | Johnson City, Texas 78636  
(830) 868-7111, Ext. 8 | (830) 868-7718 (Fax) | [www.johnsoncitytx.org](http://www.johnsoncitytx.org)  
*Yesterday is not ours to recover, but tomorrow is ours to win or lose. – President LBJ*

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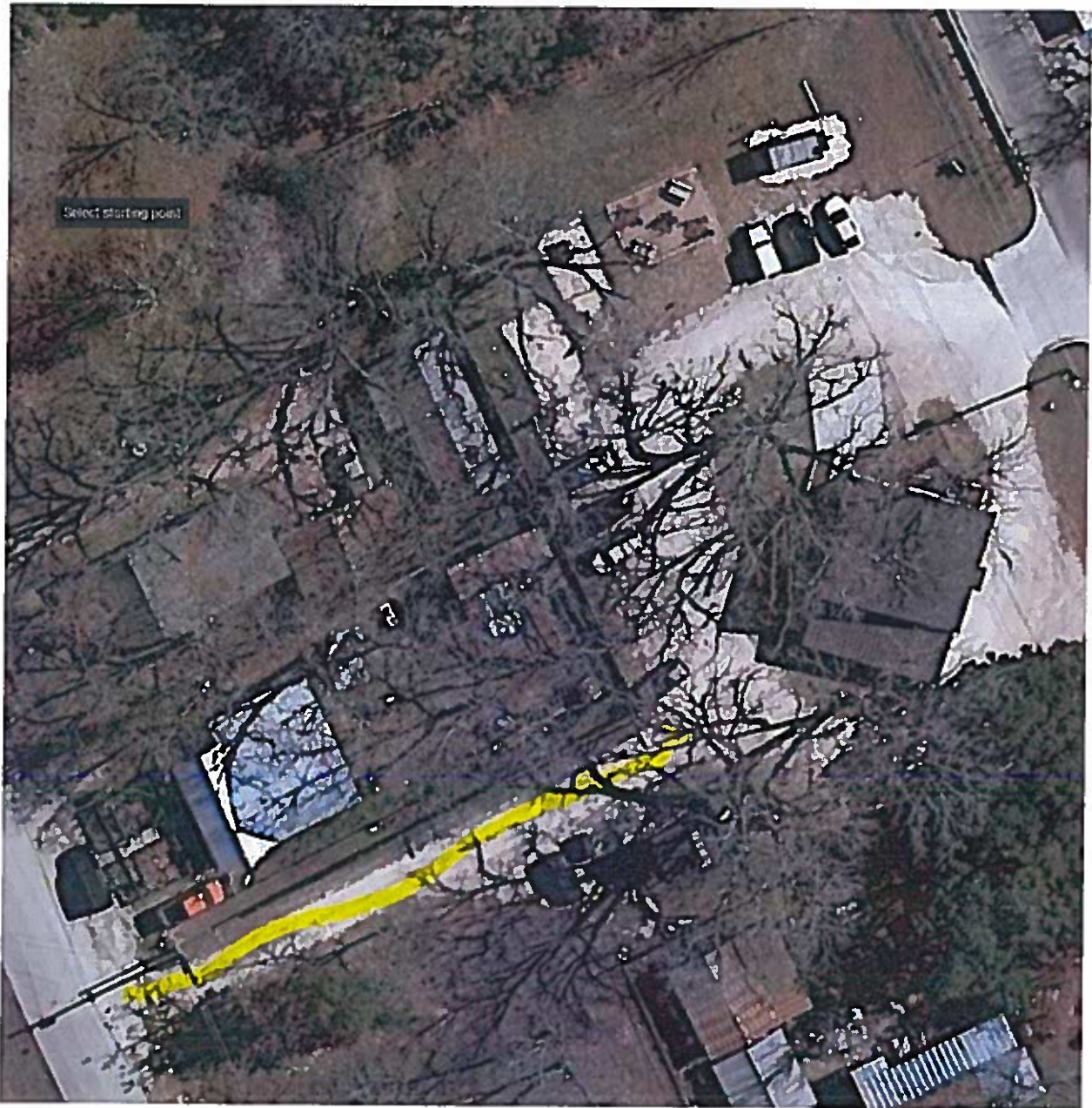
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From: Sara Allen <[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)>  
Sent: Thursday, December 15, 2022 9:05 AM  
To: Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>  
Cc: Whitney Walston <[wwalston@johnsoncitytx.org](mailto:wwalston@johnsoncitytx.org)>  
Subject: Fw: Johnson City Coffee Co. Driveway / Parking Lot

Good Morning Rick,

Based on the conversation you and I had, why are we having to have a professional engineer come in when everything is following the design standards with the exception of the width of the driveway? And the design standards state "shall generally" when referencing the width requirements which would insinuate that the width listed is not required.

The area highlighted is the only portion of this paving project that is not included in the initial permit. There is no culvert being installed since it would affect the current flow of runoff, instead it is a cement apron similar to a low water crossing so no drainage is affected. No easements are needed as it is far enough from the property line.



Any assistance you can provide would be greatly appreciated as hiring an engineering firm for this short driveway seems excessive.

Best regards,

**Sara Allen**

Chief Financial Officer

Titan Milling Inc.

Direct | 512.987.1598

[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)

[TitanMillingInc.com](http://TitanMillingInc.com)



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**From:** Odalys C. Johnson PE <[ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)>  
**Sent:** Wednesday, November 16, 2022 4:32 PM  
**To:** Rick Schroder <[rschroder@johnsoncitytx.org](mailto:rschroder@johnsoncitytx.org)>; Sara Allen <[sara@titanmillinginc.com](mailto:sara@titanmillinginc.com)>; Travis Kaatz <[tkaatz@civil-edge.com](mailto:tkaatz@civil-edge.com)>  
**Cc:** Whitney Walston <[wwalston@johnsoncitytx.org](mailto:wwalston@johnsoncitytx.org)>  
**Subject:** RE: Johnson City Coffee Co. Driveway / Parking Lot

Hi Sara,

Thank you for your patience. Unfortunately, since the rear driveway was not in the originally approved site plan, we ask that you provide the following information for our review before moving forward with paving the driveway:

1. Grading plan showing the driveway layout with dimensions, the proposed culvert, the constraints mentioned below and any others such as easements, etc. Please reference the sections of the [City's Design Standards](#) listed below and include the applicable standard details on the plan:
  - a. Pg. 18 – 2.14(B)
  - b. Pg. 19 – 2.17
  - c. Pg. 20 – 2.18 (D)(1) & (G)
  - d. Pg. 83
  
2. Drainage calculations to verify the size of the culvert.

Please make sure that the information provided is signed and sealed by a professional engineer. Let me know if you have any other questions.



**Odalys C. Johnson PE**  
*Client Manager*

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**Email:** [ojohnson@quiddity.com](mailto:ojohnson@quiddity.com)  
**T:** (512) 685-5123