



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: Pecan Street Brewing Front Roof Replacement Valuation: \$ 36,000
Project Address: 106 E Pecan Dr / Johnson City / TX / 78636 Zoning: _____
Lot: _____ Block: _____ Subdivision: _____ Square Foot: _____

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

Scope of Work: Replacing Front Awning Roof due to safety concerns (wood is rotten). Will take down existing roof, remove debris and replace with a TPO roof, with (8) added support posts for safety. Trim and soffit will be a rust color matching the current rust colored painted railing.

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

Owner Name: Jackie Bresie Project Contact (if different): _____
Owner Address: 106 E Pecan Dr City, State, Zip Code: Johnson City / TX / 78636
Phone Number: 510.219.4578 (cell) Email Address: jackie@pecanstreetbrewing.com

Engineer:	Contact Person:	Phone Number:	Email / License No:
Architect:	Contact Person:	Phone Number:	Email / License No:
General Contractor: <u>Havard Roofing</u>	Contact Person: <u>Justin Havard</u>	Phone Number: <u>254.389.0022</u>	Email / License No: <u>justin@havardroofing.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: Jackie Bresie Date: _____

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

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

Rick Schroder

From: jackie@pecanstreetbrewing.com
Sent: Friday, March 17, 2023 10:14 AM
To: Rick Schroder
Subject: Front Awning Roof Remodel
Attachments: 2023 PSB Front Roof Permit App.pdf

Hi Rick,

Attached is permit application for our front awning roof remodel. We are replacing due to safety concerns - wood rot and replacing with a more secure structure. Please let me know if you have any questions or need additional information. All my best,

Jackie Bresie

Co Owner

Pecan Street Brewing
106 E Pecan Ave
Johnson City, TX 78636
510.219.4578 - cell
www.pecanstreetbrewing.com





Subject
Parcel

Download Print Zoom In Zoom Out Rotate

Properties

Name	Pecan Street Brewery fr...
Type	Image/png
Size	~337 KB



Justin Havard

☎ 254-385-0022
 ✉ justin@havardroofing.com
 📍 www.havardroofing.com

2/7/2023

Pecan Street Brewery
106 E Pecan street Dr.

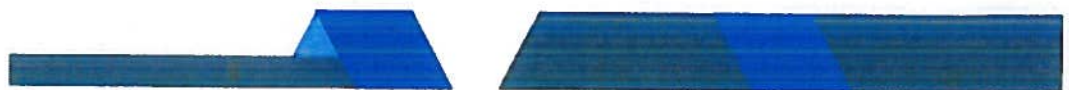
- Dismantle current canopy
- Haul off all debris
- Provide material and reconstruct new metal canopy with 4x4 post, C Purlin, fascia flashings
- Provide and install head wall flashings
- Provide and install metal soffit with recessed can lights in the ceiling of the new canopy
- Provide and install OSB decking for canopy roof
- Provide and install iso board barrier between decking and TPO
- Provide and install mil TPO membrane to roof side of canopy
- Seal all seams on TPO membrane
- Finish all trim of structure to the correct desired look of choice

TOTAL \$36,451.33

Timing: Mid to late April
 Demolition will be done on Wednesday when business is closed
 Build out expected to take 2 - 3 days will be done the following week - Tues - Thursday

****All estimates are subject to change after 30 days****

*****This estimate does not include any repairs to Rafters, Facia boards, or Soffit*****





Justin Havard

☎ 254-389-0011

✉ justin@havardroofing.com

📍 www.havardroofing.com

3/27/2023

Havard Roofing Safety Plan

- Post signage around safe areas where work is being performed to keep people away from construction area.
- Section off parking area in front of Pecan Street Brewery with caution tape. This is to help keep all pedestrians away from parking area and sidewalk in front of the business where work is being performed.
- Utilize telescoping tele handler to support existing canopy while canopy is removed in sections.
- Cover glass windows sections with OSB that are under section of canopy that is being dismantled to prevent any broken glass/windows.
- Load debris in onsite dump trailer that is parked inside sectioned area with caution tape.
- Project will be performed in 2 phases – demo & installation.
 - Phase 1-- demo will begin on a Tuesday, Wednesday, utilizing Wednesday (the day the business is closed) all guest and employees of Pecan Street Brewery will be directed to the rear entrance.
 - Phase 2-- installation will begin on the Wednesday week following the demo so we can again take advantage of the day that the business is fully closed. Weather permitting. All guests and employees will again be directed to the rear entrance of the restaurant and brewery. The installation phase is anticipated for Wednesday, Thursday, and Friday.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Michelle McCoy Agency 3613 Williams Dr. Suite 704 Georgetown, TX 78628	CONTACT NAME: Michelle McCoy	
	PHONE (A/C, No. Ext): 512-930-5022 FAX (A/C, No): 512-863-2958	
	E-MAIL ADDRESS: mmccoy@farmersagent.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Evanston Insurance Group	
INSURED Serena Ventures LLC DBA Havard Roofing and Construction PO BOX 1042 Salado, TX 76561	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		3AA528192	12/16/2022	12/16/2023	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
		MED EXP (Any one person) \$ 5,000				
		PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:					\$
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR					EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input type="checkbox"/> N/A					E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

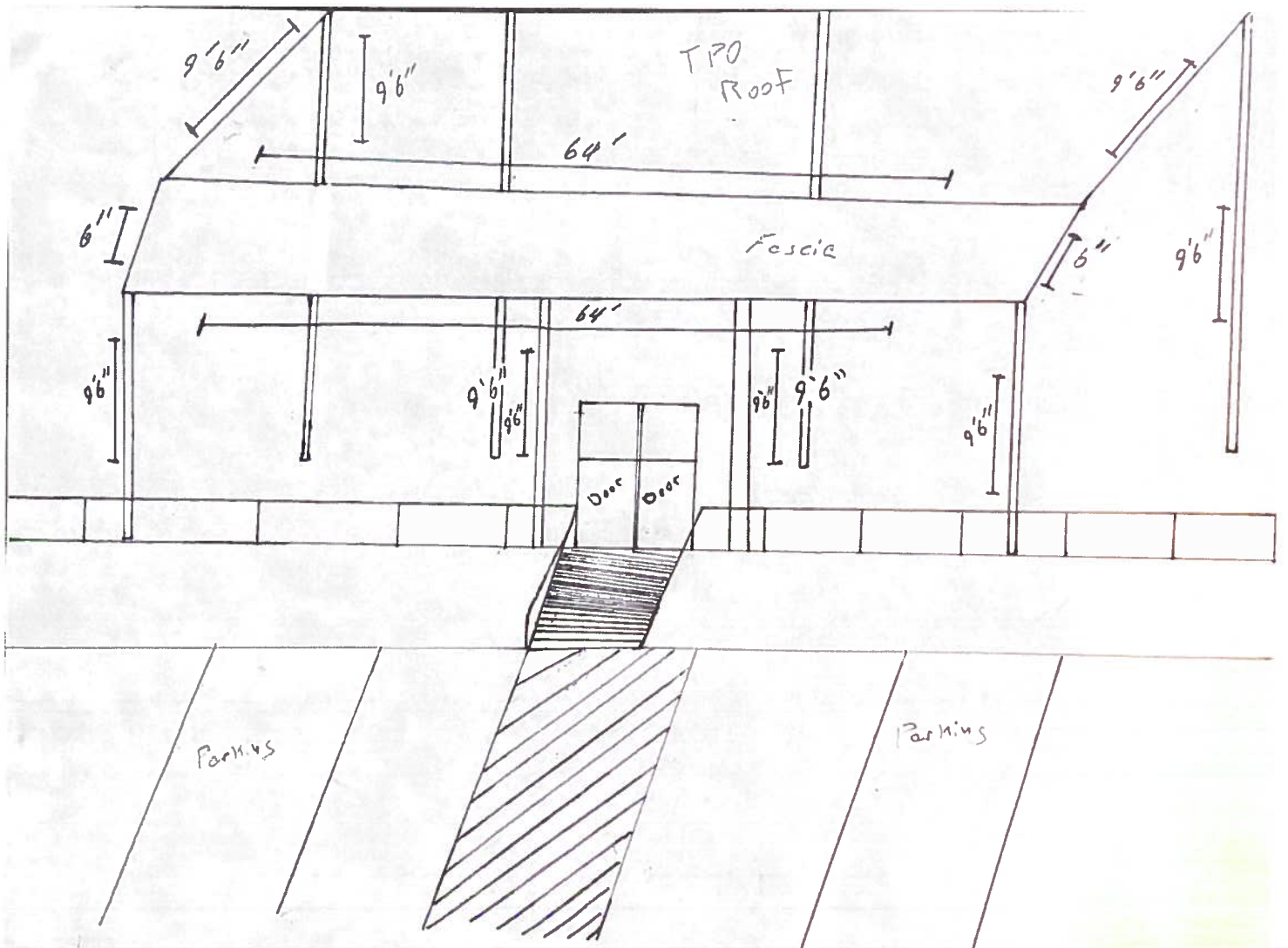
Residential roofing repair and replacement.

CERTIFICATE HOLDER**CANCELLATION**

Serena Ventures LLC
DBA Havard Roofing and Construction
PO BOX 1042
Salado, TX 76561

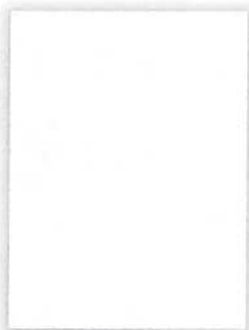
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



valspar

WEATHERXL™ COIL COATING SYSTEM: COLOR CARD



POLAR WHITE



LIGHT STONE



DESERT SAND



SAHARA TAN



COCOA BROWN



ASH GREY



GALVALUME



CHARCOAL



BURNISHED SLATE



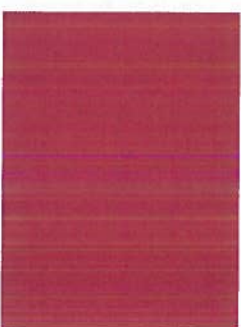
BLACK



EVERGREEN



RUSTIC RED



CRIMSON RED



DARK RED



BURGUNDY





MINUTES
CITY OF JOHNSON CITY, TEXAS
PLANNING AND ZONING COMMISSION

The City of Johnson City Planning and Zoning Commission met for a Regular Meeting on Tuesday, March 28, 2023 at 6:00 p.m. in the City Hall Council Chamber, 303 E. Pecan Drive, Johnson City, Texas 78636. This was an open meeting, subject to the open meeting laws of the State of Texas.

Present: Suree Birck
James Whitfill
Kevin Tully
Kenneth Bible
Bart Burkhard
Paul Babb

Staff Present: Rick Schroder, CAO
Whitney Walston, City Secretary

1. **Call to order.**

Commissioner Birck called the meeting to order at 6:02 pm

OPEN SESSION:

2. **Citizens to be heard.**

There were no public comments.

ITEMS FOR INDIVIDUAL CONSIDERATION:

3. **Pursuant to Municipal Code of Ordinances Chapter 14 Zoning, Article III Zoning Districts, Division 2 Historic Preservation, discussion of and action on a request by Pecan Street Brewing located at 106 E. Pecan Dr. to replace a front awning and associated roofing with a new awning and associated thermoplastic polyolefin (TPO) roofing supported by columns, property more particularly described as BCAD Property ID No. 2618. (Applicant)**

Commissioner Burkhard motion to approve the item as presented with a suggested color change to match the existing brick to the back four supports. Commissioner Bible seconded the motion. All were in favor and the motion was approved.

4. **Discussion of and direction on Municipal Code of Ordinances Chapter 14 Zoning. (Staff)**

Discussion continued on this item.

With no further business before the commission, the meeting was adjourned at 7:30pm.

Chairperson

ATTEST:

Whitney Walston, City Secretary

DRAFT

DIVISION 2 Historic Preservation

§ 3-16. Definitions.

Historic overlay district: "H." An area which has outstanding historical and cultural significance in the State, region, or City, within which the buildings, structures, accessory buildings, fences, or other appurtenances are of basic and vital importance for the development of culture and tourism because of their association with history, including:

- (1) Historic structures, sites, or areas within which the buildings, structures, appurtenances, and places exemplify the cultural, political, economic, or social history of the State, region, or City.
- (2) Historic structures, sites, or areas that are identified with the lives of historic personages or with important events in State, regional, or local history.
- (3) Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form, and architectural details.

Historic landmark: "HL." A place which has outstanding historical and cultural significance in the nation, region, or City. The designation "historic landmark" recognizes that the historic place or the building(s), structure(s), accessory building(s), fences, or other appurtenances at the place, are of basic and vital importance for the preservation of culture and the development of tourism.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-17. Designation of historic districts and historic landmarks.

- (a) Designation of historic districts. The city council designates the area notated on the city's official Zoning Map as the "Historic Overlay District." The Historic Overlay District shall bear the word "Historic" in its zoning designation, and such designation shall be in addition to any other Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the Historic Overlay District by the letter "H."
- (b) Criteria for designation of Historic Overlay District. In making the designation of an area as a historic district, the city council shall consider one or more of the following criteria:
 - (1) Character, interest, or value as part of the development, heritage, or cultural characteristics of the city;
 - (2) Location as the site of a historical event;
 - (3) Embodiment of distinguishing characteristics of an architectural type or specimen;
 - (4) Relationship to other distinctive buildings, sites, districts, or structures which

are historically significant and preserved, or which are eligible for preservation;

- (5) Unique location of singular physical characteristics represents an established and familiar visual feature of a neighborhood, community, or the city;
 - (6) Value as an aspect of community sentiment of public pride; and
 - (7) Identification with a person or persons who significantly contributed to the development or culture of the city.
- (c) Designation of historic landmarks. After public notice and hearing, the city council may from time-to-time designate certain places in the city as historic landmarks. Such places shall bear the word "Historic" in their zoning designation, and such designations shall be in addition to any other Zoning District designation established in the Zoning Ordinance. All Zoning Maps shall reflect the historic landmark by the designation "HL."
- (d) Criteria for designation of historic landmark. In making the designation of a place as a historic landmark, the city council shall consider the criteria set forth in Subsection (b) of this section.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-18. Historic review board.

- (a) Creation; composition. The Planning and Zoning Commission of the city shall serve as the Historic Review Board, hereinafter the "Board." In addition to its planning and zoning duties, the Commission shall assume all duties and perform all functions of the Board as contained and described in this division. All references to the "review board," or "historic review board" or the "board" in this division are to the Planning and Zoning Commission.
- (b) Functions. The Board shall act in an advisory capacity only, and shall have no power to bind the city by contract or otherwise. It shall be the function of the Board to advise the city council concerning all applications for certificates of review in Historic Overlay Districts or Historic Landmarks.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-19. Certificate of review required; procedures.

- (a) No person or entity shall install, construct, reconstruct, alter, change, restore, remove, or demolish any exterior architectural feature of any historic landmark or of any building or structure located within a Historic Overlay District unless application is made for a certificate of review and such a certificate is granted by the city council.
- (b) The applicant shall submit to the Board an application in writing for a certificate of review that includes data and information required by the city council, including,

but not limited to, the following:

- (1) Name of the applicant and the property owner;
 - (2) Mailing address of the applicant and permanent address of the property owner;
 - (3) Location of the property to be altered or repaired;
 - (4) A detailed description of the nature of the proposed external alteration or repair to be completed;
 - (5) The intended and desired starting date and completion date of the alterations or repairs to be made; and
 - (6) A drawing or sketch of the proposed external alteration, if applicable.
- (c) Applications that are incomplete or not in compliance with the city Building Code, restrictions, and other City Ordinances shall be returned to the applicant for completion and compliance.
- (d) All applications shall be subject to review by the Board and action by the city council. The Board shall review the applications for all certificates of review and determine whether the applications are in conformance with this division. With the exception of Subsection (e) hereof, the city council shall approve, approve with conditions, or deny all applications within sixty (60) days of application submittal.
- (e) For a permit to demolish or move a historic landmark or building within a Historic Overlay District or any other Zoning District, the city council shall render a decision within one hundred twenty (120) days after receipt of a completed application.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-20. Criteria for action on certificate of review.

In determining the recommendation and action on an application for a certificate of review, the Board and City Council shall consider the following matters:

- (1) The effect of the proposed change upon the general historic, cultural, and architectural nature of the District or landmark;
- (2) The appropriateness of exterior architectural features that can be seen from a public street, alley, or walkway;
- (3) The general design, scale, arrangement, texture, and material of the building or structure and the relation of such factors to similar features of buildings or structures in the District. The criteria shall not be the aesthetic appeal of the structure or the proposed remodeling, but rather, its conformity to the general character of the particular historic area involved;
- (4) The character of the Historic Overlay District or Landmark for all signs;

- (5) Preservation of the value of the Historic Overlay District or Landmark, as the area of unique interest and character;
- (6) The general and specific Standards for Rehabilitation and Guidelines for Applying the Standards for Rehabilitation, as issued by the Secretary of the Interior; and
- (7) The importance of balancing the current needs of the property owner with the importance of approving plans that will be economically reasonable for the property owner.

(Ordinance 21-1201 adopted 12/7/21)

§ 3-21. Violations; penalty.

- (a) It shall be unlawful to construct, reconstruct, structurally alter, remodel, renovate, relocate, restore, demolish, raze, or maintain any building, structure, accessory building, fence or other appurtenance in a Historic Overlay District or Historic Landmark in violation of the provisions of this division. The city may institute any appropriate action or proceeding to prevent such unlawful construction, reconstruction, structural alteration, remodeling, renovation, restoration, relocation, demolition, razing, or maintenance; to restrain, correct, or abate such violation; and to prevent any illegal act, conduct, business, or maintenance in and about such premises. Each day such violation continues shall constitute a separate violation.
- (b) Criminal Offense. Violation of any provision of this division is a misdemeanor. Each day of a violation shall constitute a separate offense. A fine for a violation may not exceed two hundred dollars (\$200.00).
- (c) Civil Action. A person who violates a provision of this article is subject to a civil suit for injunctive relief and to a civil penalty. The city may seek also to recover damages from the violator in an amount adequate for the city to undertake activity necessary to bring compliance with the ordinance.

(Ordinance 21-1201 adopted 12/7/21)