



October 10, 2023

Mr. Rick Schroder
City of John City, TX
303 Pecan Dr.
Johnson City, TX 78636

RE: PEC Storage Building Permit Application
Detention Waiver in Lieu of Fee

Dear Mr. Schroder,

Please accept this formal request for detention waiver approval for PEC's storage facility permit application at 305 S. Avenue F in Johnson City, TX. The permit application site plan is attached reflecting 1.6 acres of total land development.

Please let me know if you have any questions regarding this request.

Sincerely,

Bud Collora

Bud Collora
Project Manager
Pedernales Electric Cooperative
(830) 225-0523



POWER OF COMMUNITY
PEDERNALES ELECTRIC COOPERATIVE

Bud Collora
Project Manager

bud.collora@peci.com

Office: (830) 868-6056 Mobile: (830) 225-0523

P. O. Box 1, Johnson City, TX 78636

201 S. Avenue F, Johnson City, TX 78636

www.pec.coop



ARTICLE 10.03**STORMWATER DETENTION AND DRAINAGE****§ 10.03.001. Purpose.**

The purpose of this article is to provide adequate measures for the detention and distribution of stormwater in a manner that minimizes the possibility of stormwater flooding or the adverse impact to water quality during and after subdivision development.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.002. Scope.

- (a) **Applicability.** This article shall apply to any application for the approval of a subdivision plat, a subdivision replat, a master development plan, a building permit, a change in zoning, a zoning variance, or the redevelopment of property within the city's corporate limits or extraterritorial jurisdiction.
- (b) **Exceptions.** Lots individually platted and developed for single-family use shall be exempt from the requirements of this article, unless the lot is located wholly or partially within a floodplain and must present evidence of compliance with article 3.04.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.003. Drainage facilities.

- (a) **New development.** Peak stormwater runoff rates for all new development shall be less than or equal to the peak runoff rates from the site's pre-development conditions for the 5-, 25-, and 100-year design storm events.
- (b) **Redevelopment.** Peak stormwater runoff rates from an area of redevelopment shall be less than or equal to the peak runoff rates produced by existing development conditions for the 5-, 25-, and 100-year design storm events.
- (c) **Stormwater detention.** Stormwater detention shall be required for all new developments or redevelopment of individual parcels of property to mitigate peak flow rates to pre-development or existing development conditions as stated in subsections (a) and (b) above. The maximum allowable out-flow rate from the detention facility must be restricted to the flow rate for the undeveloped or existing development tract for the 5-, 25-, and 100-year frequency.
- (d) **Easements.** Easements or rights-of-way shall be dedicated by the owner of the property to be developed to the public for the purpose of containing all drainage facilities, open or enclosed, and all stormwater flows to the limits of the one-hundred-year floodplain as determined in accordance with the city's design standards. No easement or right-of-way for such purposes shall be less than fifteen (15) feet wider than channel top width for open drainage systems or fifteen (15) feet for enclosed drainage systems. Additional easements or right-of-way shall be provided as necessary to allow continuous access for operation, maintenance, and

rehabilitation of all drainage facilities.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.004. Design standards and regulations.

- (a) **Design.** The design and construction of all drainage facilities and improvements shall be in accordance with the city's design standards and shall include provisions for maintenance and protection from erosion. Calculations and plans of the drainage area in pre-development, existing development, or ultimate development shall be submitted, for review and approval by the city engineer, as required in section 10.03.003. The difference in runoff quantities and the flow rates shall be managed by an on-site storm detention system. The detention system shall be designed to release stormwater at a rate not to exceed that of the pre-development or existing development rate. The design of the detention "reservoir" shall preclude any pooling of water or result in additional identifiable adverse flooding within the subdivision or to other properties.
- (b) **Obstructions to waterways generally.** Except as authorized by an approved site plan, no person shall place or cause placement of any obstruction of any kind in any waterway within the city. The owner, agent, lessor, or other person in control of any property within the city, through which any waterway may pass, shall keep the waterway free from any obstruction not authorized by a site plan; and any pool of standing water which is formed in any waterway within the city on account of any unauthorized obstruction shall be deemed and same is hereby defined to be a nuisance.
- (c) **Floodplain encroachments.** Encroachments are prohibited, including fill, new construction, substantial improvements, and other developments, unless certification by a licensed professional engineer is provided demonstrating that encroachments shall not result in any adverse impacts.
- (d) **Approval.** The drainage system design must be reviewed for acceptability and approved by the city engineer, who then shall make a recommendation to the city council, and it shall be approved by the city council before any improvements may be made within the proposed subdivision.
- (e) **Maintenance.** The detention system must be maintained in a safe and sanitary manner in accordance with its approved design.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.005. Drainage studies and floodplain delineations

- (a) **Drainage study required.** The owner of property to be developed may be required by the city to provide, at the owner's expense and as a condition for all items listed under section 10.03.002, a drainage study for the total area to be ultimately developed. The study shall be in accordance with the city design standards, and shall be submitted to the city for approval prior to the acceptance for review of any construction plans for any portion of the development.

- (b) Floodplain delineations shown. If any portion of a proposed development is included within a floodplain or floodway delineation accepted or recognized by the city, such delineation shall be clearly shown on all items listed under section 10.03.002 submitted for approval.
- (c) Floodplain delineations required. The city shall designate and maintain official floodplain maps. In any case in which official floodplain maps are not available, the owner of property to be developed shall designate the boundaries of the one-hundred-year floodplain in accordance with the city design standards and shall clearly show such on all items listed under section 10.03.002 submitted for approval.

(Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.006. Definitions.

For the purposes of this article, a “person” is an individual, association, firm, corporation, governmental agency, political subdivision, or legal entity of any kind, including commercial or residential subdivision development.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.007. Fee in lieu of detention.

- (a) Fee in lieu. The city may, at its sole discretion, accept a fee in lieu of detention. Fees in lieu of detention are established by the master fee schedule, as amended.
- (b) Permit application and fee.
- (1) A person shall submit to the city an application requesting a fee in lieu of detention.
 - (2) The application shall be accompanied by payment of a nonrefundable fee set by the master fee schedule.
 - (3) All fees in lieu of detention collected will be used for regional detention basins or drainage improvements within the city.

(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

§ 10.03.008. Violation and enforcement.

- (a) Violation declared. It shall be unlawful for any person to violate any term or provision of this article. The city shall have the power to administer and enforce the provisions of this article.
- (b) Criminal offense.
- (1) A person who violates a provision of this article commits a misdemeanor.
 - (2) A fine for a violation may not exceed \$500.00.
 - (3) Each day of the violation shall constitute a separate offense.

- (4) The penalties in this section shall be cumulative and are not exclusive of any other rights or remedies the city may have or pursue.

(c) Civil action.

- (1) Any condition caused or permitted to exist in violation of any provision of this article constitutes a public nuisance.
- (2) A person who violates a provision of this article is subject to a civil fine or injunction.
- (3) The city may file suit in district court to enjoin the violation or threatened violation of this article by a person.
- (4) Prior to taking civil action, the city shall notify the violator of the provisions of the article that are being or have been violated.
- (5) The city may seek to recover damages from the violator in an amount adequate for the city to undertake activity necessary to bring compliance with this article.
- (6) A person who violates a provision of this article is subject to a civil penalty up to \$1,000.00 and not less than \$250.00 per day per violation.
- (7) The remedies in this section shall be in addition to the penalties described above.

(d) Administrative enforcement.

- (1) The CAO or designee may issue a stop-work order to immediately halt work on a property at which a violation is occurring or has occurred.
- (2) The CAO or designee may withhold or revoke site plan approval, building permits, occupancy permits, or any other appropriate approvals necessary to continue development on a property at which a violation is occurring or has occurred.
- (3) An applicant may appeal an order to the city council who shall issue a decision without unreasonable or unnecessary delay. The decision of the city council shall be final.

- (e) Right of entry. The CAO or designee shall have the authority to enter upon the property premises of an applicant within the city or its ETJ for the purpose of enforcing the provisions of this article.

- (f) Legal fees and costs. In any civil or criminal action, the city shall be entitled to recover from the defendant reasonable attorney's fees, costs of suit, and any other costs of enforcement.

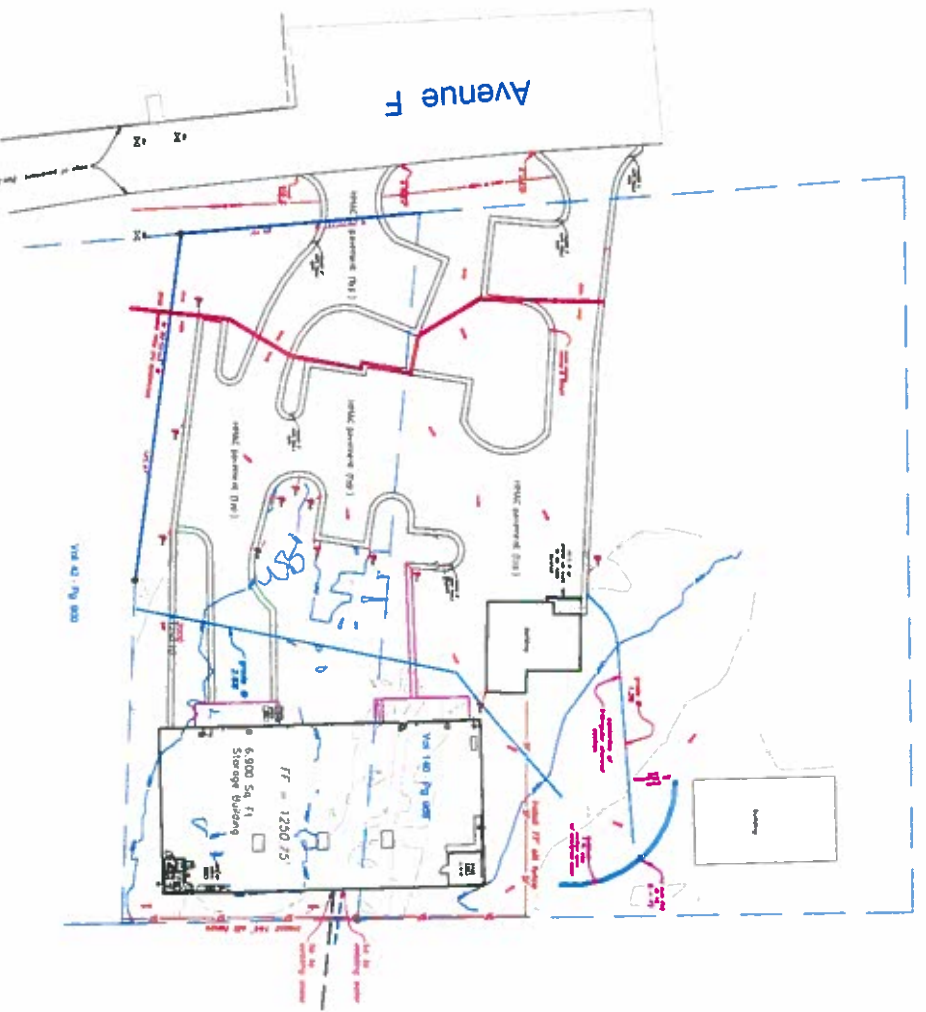
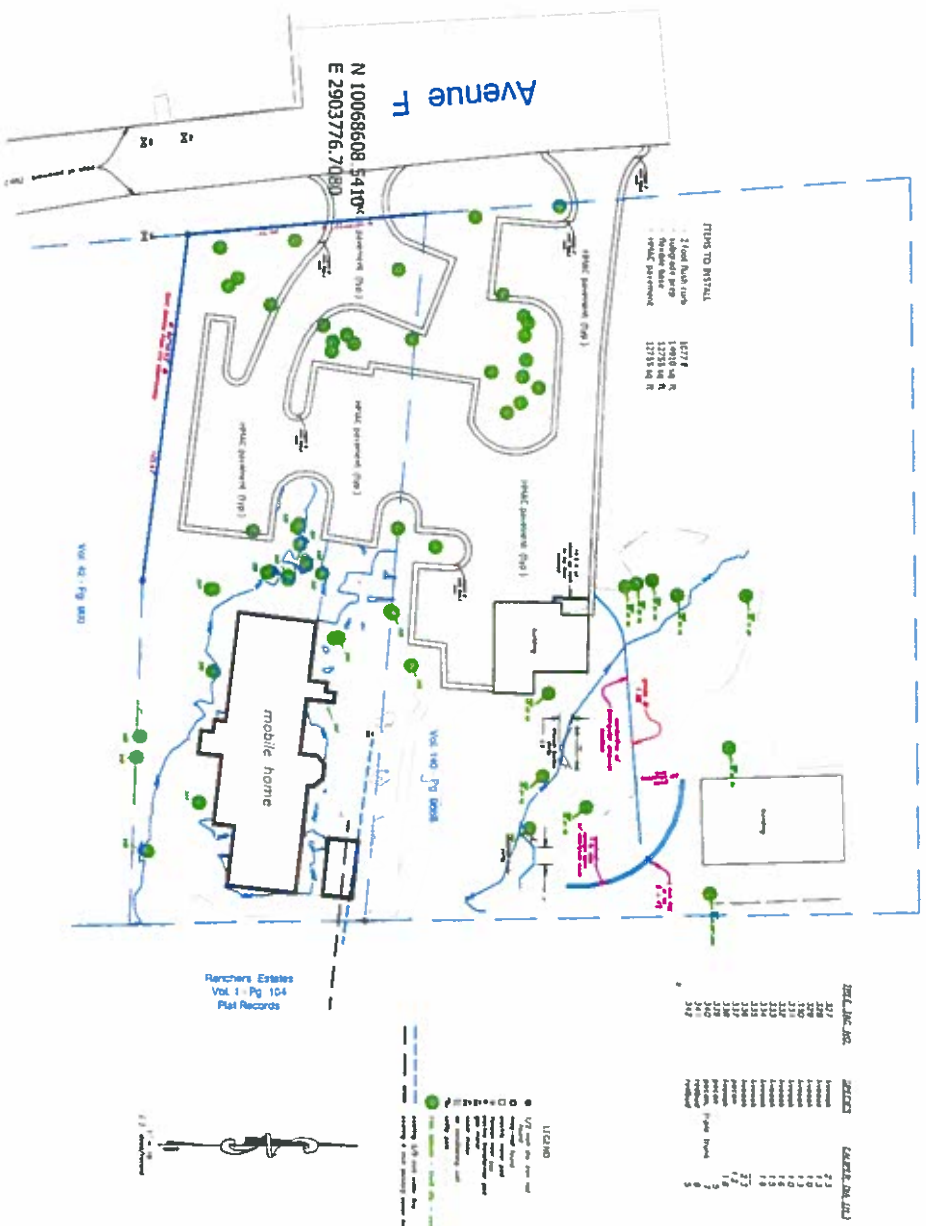
(Ordinance 22-0102 adopted 1/4/22; Ordinance 22-1103 adopted 11/8/2022)

NEW STORAGE BUILDING


for:
PEDERNALES ELECTRIC COOPERATIVE, INC.
305 S. AVENUE F
JOHNSON CITY, TEXAS

Existing

Proposed

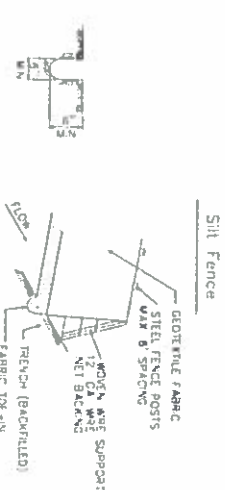
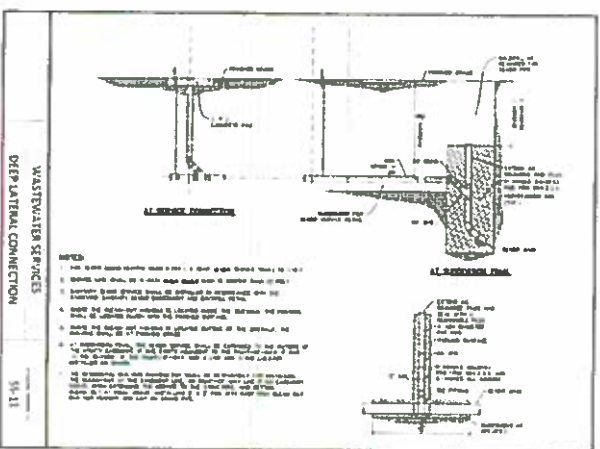
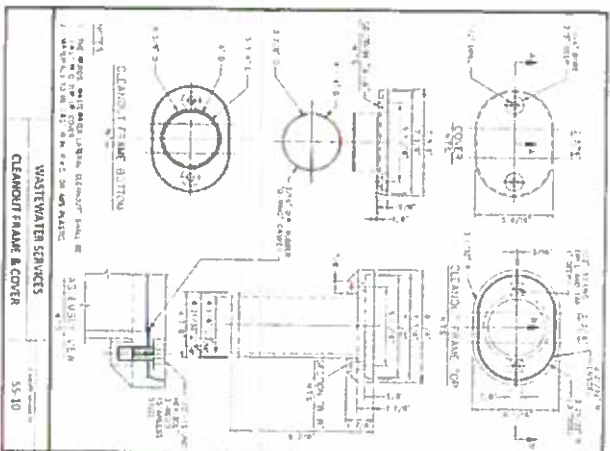
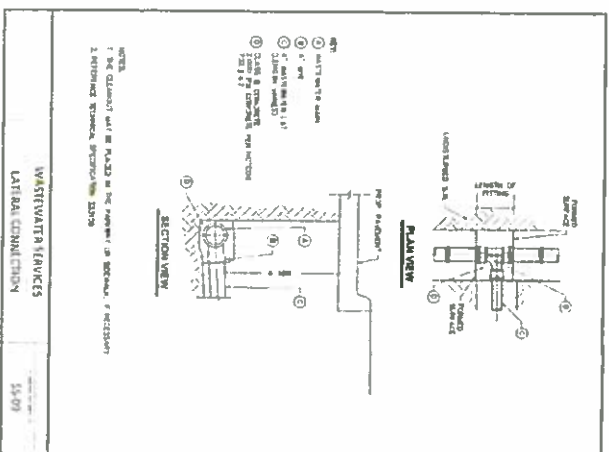
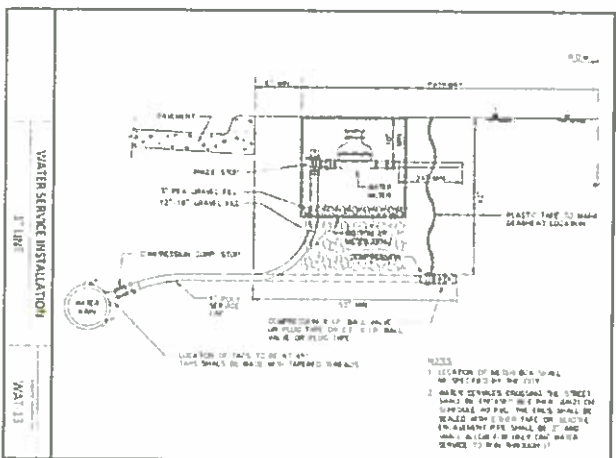


AREA	AREA (SQ. FT.)	PERCENT
Mobile Home	1,200	1.2
Garage (G1)	1,200	1.2
Garage (G2)	1,200	1.2
Garage (G3)	1,200	1.2
Garage (G4)	1,200	1.2
Garage (G5)	1,200	1.2
Garage (G6)	1,200	1.2
Garage (G7)	1,200	1.2
Garage (G8)	1,200	1.2
Garage (G9)	1,200	1.2
Garage (G10)	1,200	1.2
Garage (G11)	1,200	1.2
Garage (G12)	1,200	1.2
Garage (G13)	1,200	1.2
Garage (G14)	1,200	1.2
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Garage (G19)	1,200	1.2
Garage (G20)	1,200	1.2
Garage (G21)	1,200	1.2
Garage (G22)	1,200	1.2
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Garage (G74)	1,200	1.2
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Garage (G98)	1,200	1.2
Garage (G99)	1,200	1.2
Garage (G100)	1,200	1.2

4	SHEET NUMBER	EXISTING - PROPOSED	SHEET TITLE	REVISIONS	PROJECT 7316 DATE 20/23	NEW STORAGE BUILDING for: Pedernales Electric Coop., Inc. 305 S. Avenue F Johnson City, TX	 SULTEMEIER SURVEYING & ENGINEERING <small>Boundary - Title - Topographic - Construction - Surveying Engineering - Land Development Services 501 West Main, Suite 108 Fredericksburg, Texas 78624 (850) 990-1221 Copyright © 2020 All Rights Reserved sul@meiersurveying.com</small>	TBPELS Surveying Firm 100930-00	TBPELS Engineering Firm F-10608
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NEW STORAGE BUILDING

for:
PEDERNALES ELECTRIC COOPERATIVE, INC.
 305 S. AVENUE F
 JOHNSON CITY, TEXAS



TRENCH CROSS SECTION

SILT FENCE

GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLOPE AWAY FROM THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOP OF THE SILT FENCE SHALL BE REINFORCED WITH A SPACER OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE REINFORCED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH MASHED GRAVEL OR OTHER SILT TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 8 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAIN IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOODEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROPERLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DEPOSITED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STANDARD SYMBOLS

<p>TBPELS Engineering Firm F-10608</p>	<p>TBPELS Surveying Firm 100930-00</p>	<p>SULTEMEIER SURVEYING & ENGINEERING Boundary - Topographic - Construction Surveys Engineering - Land Development Services 503 West 4th Street, Suite 1008 Fredericksburg, Texas 78624 (810) 990-1221 Copyright © 2020 All Rights Reserved sul@meiersurveying.com</p>	<p>NEW STORAGE BUILDING for: Pedernales Electric Coop., Inc. 305 S. Avenue F Johnson City, TX</p>	<p>PROJECT 7316 DATE 20/23</p>	<p>REVISIONS Author/Designer</p>	<p>SHEET TITLE STANDARD DETAILS & SPECIFICATIONS</p>	<p>SHEET NUMBER 5</p>
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