

3. Section 2.5 - Specify that the elevation of the lowest floor shall be elevated to 10 inches above finished grade of the surrounding ground (in previous DCM).
4. Section 2.5 - Specify that the elevation of the lowest floor shall be elevated to 12 inches above adjacent stormwater conveyance structures (clarification).
5. Section 2.5 - Require and specify grading plan required at plat and building permit.
6. Section 2.5 - Specify that residential lots shall be graded to avoid water flowing over curb and driveway, and out of right-of-way.
7. Section 2.7 - Specify that if development activity changes runoff characteristics that creates point discharge or any increase in discharge rates or velocities, the flow shall outfall into right-of-way or drainage easement that has capacity and an impact analysis is required to verify capacity and no adverse impact.
8. Section 2.7 - Specify engineered retaining walls greater than three feet shall be designed to prevent freefall of stormwater.
9. Section 2.11 - Specify pumped drainage facilities design, maintenance and operations requirements.
10. Section 2.11 - Require feasibility analysis of pumped detention prior to permit application.

Staff presented the proposed amendments to area development engineers on March 23, 2017 and to the Watershed Advisory Committee (WAC) on May 25, 2017 with the exception of amendments to Section 2.7. Comments were considered in the development of the proposed amendments. Staff presented all the items to Planning Commission on June 6, 2017 and a recommendation was made at the July 5, 2017 meeting.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

N/A

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

Staff presented the amendments to the Watershed Advisory Committee on May 25, 2017; however, the WAC did not have a quorum and not action was taken. The Planning Commission recommended approval of the amendments to the City of New Braunfels Drainage and Erosion Control Design Manual on a motion that carried unanimously.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to the City of New Braunfels Drainage and Erosion Control Design Manual.