

Planning Form

Committee Type:\*

Planning Commission

Meeting Type:\*

Select Meeting Type  
(Planning Commission Meeting)

Meeting Date:\*

Select Meeting Date  
September 11, 2024

Meeting Section:\*

Select Section  
REQ-AEVR-23-44400403

Department:\*

Public Works Department

Department Head:\*

Razi Hosseini, P.E., RPLS

Planning Type:\*

Select one AEVR-Floodplain Variance

Council Districts Impacted:\*

CD 7

Posting Language:\*

REQ-CMRORAEVR-23-44400403: Request by Jacob Villarreal, agent for Northside ISD, for approval of an AEVR/floodplain variance to Appendix F, Section 35-F124 (f)(18), which limits the allowable depths in parking lots to six (6) inches in depth and allows water depths in drive lanes to exceed six (6) inches if the depth and velocity are within the "Proceed with Caution" zone shown in Chapter 35, Appendix H, Figure 4.3.1C during a regulatory 1% annual chance storm event, or if the flooded drive lane does not prevent ingress/egress from the site. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

REQ-CMRORAEVR-23-44400403-3630 Callaghan Road-Sul Ross Middle School Overflow Parking Area with Drive Lanes

Summary:\*

Request by Mr. Jacob Villarreal, agent for Northside ISD, for approval of a floodplain variance to Appendix F, Section 35-F124 (f)(18), which limits the depth allowed in parking lots to six (6) inches within parking stalls during a regulatory 1% annual chance storm event. Water depths within drive lanes may exceed six (6) inches if depth and velocity are within the "proceed with Caution" zone shown in Chapter 35, Appendix H, Figure 4.3.1C during a regulatory 1% annual chance storm event or if the flooded drive lane does not prevent ingress/egress from the site. NISD is requesting through this variance approval to then apply for a site work permit to construct the overflow parking lot and drive lanes. (Sabrina Santiago, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Background Information:\*

Council District: Council district # 7  
Filing Date: September 12, 2023  
Owner: Northside ISD  
Engineer/Surveyor: MTR Engineers  
Staff Coordinator: Sabrina Santiago, Capital Programs Manager, 210-207-0182

Analysis:\*

Zoning:***If ICL add: Zoned R-5***

Issue:\*

**Variance Request:** On September 12, 2023 , the applicant requested a variance from Appendix F, Section 35-F124 (f) (18)of the Unified Development Code (UDC). Public Works Department Floodplain Management has no objection to the granting of the variance as indicated in the attached report (**ATTACHMENT B**, variance support letter).

Northside ISD is proposing an overflow parking lot, mainly intended to be used for athletic events, with required drive lanes and access to Hemphill Drive. The said parking lot and drive lanes are entirely inundated by the FEMA 1% annual chance floodplain. Northside ISD hired MTR Engineers to prepare a flood study to demonstrate that the proposed parking lot will not have any fill in the floodplain. Any grading will be minor and mostly excavation which has shown no adverse impacts to Zarzamora Creek’s water surface elevations and velocities. The increase in impervious cover of approximately 38,503 square feet of impervious cover will not create an adverse impact downstream and within Zarzamora Creek.

MTR Engineer’s has indicated the max depth within the proposed parking lot is up to 1.1 feet, however as a condition of this variance, will be placing signage within the parking lot and drive isles indicating users that these areas are prone to flooding. Additionally, although Hemphill Drive is partially inundated by the effective floodplain, Sul Ross Middle School does have primary unflooded access along Callaghan Road.

It is with this variance that Northside ISD is requesting to construct the overflow parking lot and drive lanes with proper flood warning signage. If approved by Planning Commission the applicant will be required to submit for a City Site work permit, right-of-way permit, and Floodplain Development Permit (FPDP). (**ATTACHMENT C**, Floodplain Depth Exhibit)

Alternatives:\*

Permit consideration **WITHOUT** a Variance:

Parking on the Sul Ross Middle School will have limited parking, where overflow parking will occur within the Hemphill Drive right-of-way making this a dangerous situation for the public from a traffic safety issue.

Permit consideration **WITH** a Variance:

It is with this variance that will allow the parking lot constuction in the floodplain for overflow parking to be used during athletic or special events on the middle school providing a safe environment for the public.

Recommendation:\*

Approval of floodplain variance REQ-CMRORAEVR-23-44400403 that allows the construction of the proposed parking lot and drive lanes in the FEMA effective and City's regulatory floodplain to be used as overflow parking for athletic and special events where flood warning signage will be placed alerting the public of the potential of flooding during rain events. *Staff recommends **APPROVAL**.*