

DEPARTMENT: Development Services

SUBJECT:

5506 De Zavala Starbucks

SUMMARY:

A customer is requesting approval of a floodplain variance to Section 35-F133 (c) (1-4) of the Unified Development Code (UDC) regarding allowable development within the regulatory floodplain for the **Building permit at 5506 De Zavala Rd. AP# M2008117**, a commercial lot within the Huebner Creek watershed.

BACKGROUND INFORMATION:

Council District: 8
Filing Date: March 16, 2015
Owner: Starbucks Corp.
Engineer/Surveyor: Pape-Dawson
Staff Coordinator: Lee Muniz, Sr. Engineering Associate, (210) 207-0096

ANALYSIS:

Variance Request:

The applicant has submitted a building permit for the construction of a commercial structure (Starbucks) at 5506 De Zavala Rd. The lot is currently undeveloped with majority of the surrounding area as developed. A portion of the building permit is proposing to construct (2) 6'x3' concrete box culverts where there is currently an existing earthen channel that conveys storm water from existing public streets and private lots. The existing channel contains a portion of the 1% annual chance flood hazard area according to the recent FEMA maps. Once the construction of the box culverts is complete, the 1% annual chance flood hazard area will be contained within the box culverts. The flood hazard area within the existing channel and will be in the proposed culverts is a result of backwater from the main conveyance channel. The improvements will alter the current FEMA floodplain map, which will require a CLOMR/LOMR. Pape-Dawson would like to begin construction of the said improvements after the City approval of the CLOMR, but prior to the FEMA approval of the CLOMR.

ALTERNATIVE ACTIONS:

- 1) Approval of request
- 2) Denial of request
- 3) Continuance for additional information

RECOMMENDATION:

Approval of the proposed variance to Appendix F, Section 35-F133 (c) (1-4)

The Director of Transportation & Capital Improvements recommends the **approval** of the floodplain variance (Attachment 3) with the following conditions:

- Pape-Dawson is currently working with COSA to get an approved CLOMR. No work will be allowed within the floodplain prior to COSA approval of the CLOMR and the floodplain development permit.

- The proposed changes to the 1% annual chance flood hazard area are due to proposed improvements to existing drainage infrastructure.
- An underground drainage system (multiple-barrel culvert) will be installed at the location of an existing earthen channel. The proposed drainage system will contain the floodplain.
- Based on calculations provided by Pape-Dawson, the current portion of the floodplain to be revised is a result of backwater from the main conveyance channel. The proposed underground system will not affect flow through the main conveyance channel.
- Based on calculations provided by Pape-Dawson, the proposed improvements will not adversely affect the drainage on Silicon Drive, which is upstream of the proposed culverts.

The Director of Development Services recommendation for the **commercial building permit AP# M2008117** is **Pending** the approval or denial of this variance request.

ATTACHMENTS

1. Variance Request from Pape-Dawson
2. Variance Response/Letter to applicant
3. Floodplain exhibit