



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	1/30/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Lindsay Koskiniemi, City Manager Daniel Fuller, SISD Superintendent
<b>Reviewed by City Attorney</b>	No	<b>Department</b>	Development Services
<b>Subject</b>	Discussion and possible action on a request from Sweeny Independent School District for a variance to the 2015 International Plumbing Code adopted by the City's Code of Ordinance and a variance to Section 110-162 Parking Requirements of Article VI of the City's Code.		
<b>Attachments</b>	Letters requesting variances (2).		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

The Sweeny Independent School District intends to submit a ballot item for the May 2024 election for a bond for the purpose of improving facilities on school property that have exceeded their useful lives at Sweeny Independent School District campuses. The proposed improvements include safety upgrades to the stadium and surrounding facilities, including restrooms, at the Sweeny High School campus.

This item is a request to Council to approve two variances with the proposed plan. The standard process is to submit engineered plans for review prior to making a request for a variance. This project is in the preliminary planning phase; therefore, no engineered plans are available yet. The preliminary planning phase involves review of applicable Codes and design due diligence to assess project scope and feasibility.

The preliminary review of the project has disclosed that two variances will be needed to move forward with the concept.

#### Variance One:

Pursuant to the 2015 International Building Code, the plumbing code adopted by the City of Sweeny, with a total seat count of 5,000 in the proposed concept, 93 sinks and 30 lavatories (totals for both home and visitor sides) would be required. Currently, there are a total of 8 sinks and 4 lavatories for the stadium. The District requests a variance to the 2015 International Plumbing Code to allow a 26 sinks (20 Home, 6 Visitor) and 12 lavatories (8 Home, 4 Visitor).

#### Variance Two:

Pursuant to Article VI. Supplementary Regulations - Section 110-162 – Parking requirements (11) “Stadiums, ballparks, gymnasium, and other outdoor sports arenas: One (1) space for each three (3) seats. Such parking areas or any portion thereof may be located within eight hundred (800) feet of the nearest corner of the property on which the place of assembly is located.”



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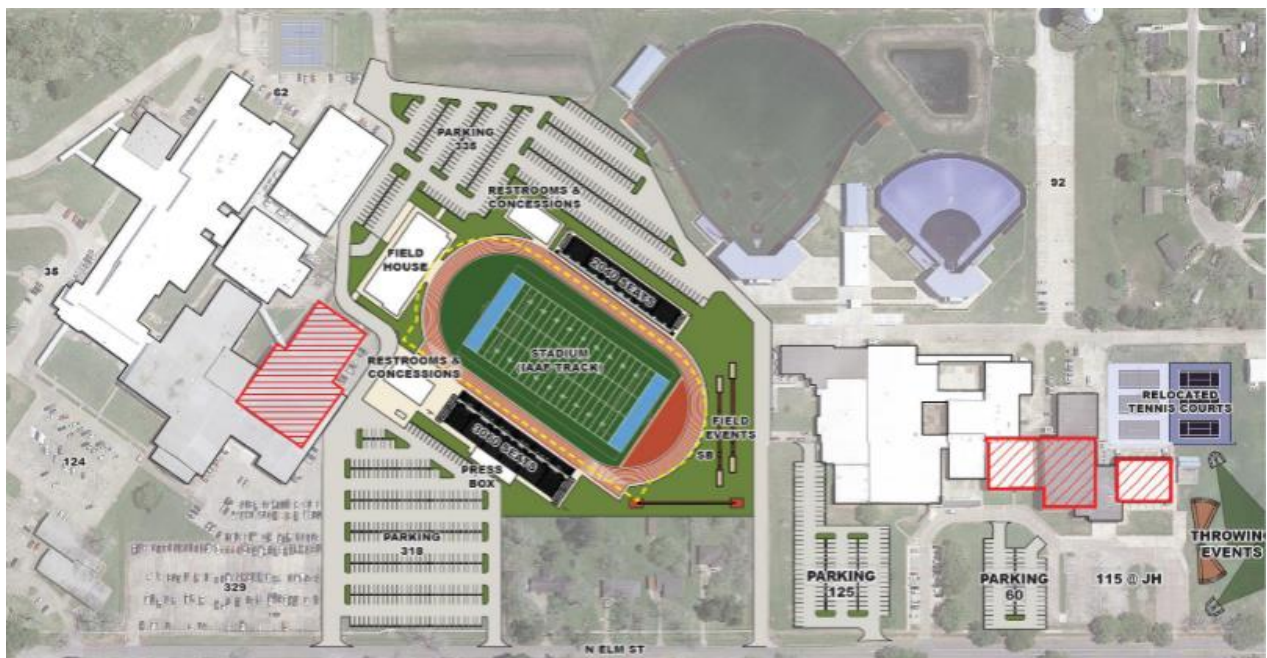
### City of Sweeny, Texas

The current parking count for the Sweeny High School and Sweeny Middle School campuses is 840 spaces. The zoning requirement for a 5,000-seat stadium (1:3) is 1,660 spaces, which would require the addition of another 826 spaces.

The requested variance is to allow one space for every six spaces (1:6) to keep the current parking.

The stadium currently seats 5,600, and the improvements proposed to the stadium will decrease the seating capacity by 600 seats.

Any addition of non-impervious surfaces such as concrete would trigger the need for a drainage study with a drainage improvement plan, which would require a significant amount of drainage detention. There is not adequate space to support additional concrete or detention facilities.



#### **Staff Opinion:**

Staff has determined that the requested variances are reasonable. Variance One supports the addition of restroom facilities within reason, and Variance Two preserves the existing parking facilities without the need for additional drainage mitigation where available land is insufficient to support 826 additional parking spaces and the detention that would be required.

Finally, without the approval of the requested variances, there would be an undue hardship on the applicant, as there is no space to support the addition of restroom and parking facilities to meet the applicable Code.

#### **Recommended Action**

Staff recommends approval of a variance to the 2015 International Plumbing Code adopted by the City of Sweeny to allow the District to have at least 20 total sinks and 12 total lavatories, and approval of a variance to Article VI. Supplementary Regulations - Section 110-162 – Parking requirements, of the City's Code of Ordinances, to allow a 1:6 parking space to seat ratio, subject to the receipt of plans with the stamp of licensed architect or engineer in Texas.

*(Suggested motion next page)*



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#### **Suggested Motion:**

"I move we approve a variance to the 2015 International Plumbing Code adopted by the City of Sweeny to allow the District to have at least 20 total sinks and 12 total lavatories, and approval of a variance to Article VI. Supplementary Regulations - Section 110-162 – Parking requirements, of the City's Code of Ordinances, to allow a 1:6 parking space to seat ratio, subject to the receipt of plans with the stamp of licensed architect or engineer in Texas."