

CITY OF SEGUIN

RESOLUTION NO.:

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN TEXAS, GRANTING A VARIANCE FROM STRICT COMPLIANCE WITH FEMA FLOOD PLAIN RULES FOR THE RENOVATION OF THE HISTORIC W.A. LEFTY STACKHOUSE MEMORIAL CLUB HOUSE LOCATED AT THE MAX STARCKE GOLF COURSE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, city staff has been working with its architects in developing a schematic design for the renovation of the club house at the Max Starcke Park Golf Course; and

WHEREAS, it was determined that the cost of renovation would exceed 50% of the buildings valuation thereby triggering the application of certain FEMA rules; and

WHEREAS, FEMA, along with Section 54-41 of the Seguin Code of Ordinances, allow certain exemptions from the application of the flood plain rules when the building being considered for renovation is a historic structure and the requested variance is the minimum necessary, considering the flood hazard, to allow the renovation to continue; and

WHEREAS, in April 2018, the W.A. Lefty Stackhouse Memorial Club House was granted a historical marker due to its history, design, and cultural ties to the City; and

WHEREAS, without a variance the single floor structure would need to be elevated to a point at least one foot above the mean flood elevation, a distance that would render the structure unusable as a clubhouse and golf pro shop; and

WHEREAS, most of the modifications to the structure are to the roof and interior, which would have little effect on the buildings design aesthetic, with the HVAC mechanical elements being placed on the roof to minimize potential damage from flooding; and

WHEREAS, the renovation will remediate current mold problems thus making the building safer for city staff and the citizens utilizing the clubhouse.

NOW THEREFORE BE IT RESOLVED by the City Council of Seguin, Texas:

Part One. The City Council hereby finds that the facts stated in the above recitals are true and correct and adopts the same as part of this Resolution.

Part Two. The City Council finds that in order to continue in operation as a clubhouse and golf pro shop the W.A. Lefty Stackhouse Memorial Club House, which is located in a part of the Guadalupe River floodway, must be renovated.

Part Three. Bringing the club house structure out of the floodway, either by moving it or raising it, would render the structure useless for the purposes intended and for use by all of the public.

Part Four. Under the circumstances, and in particular considering the fact that the W.A. Lefty Stackhouse Memoria Club House is a historic structure, a hardship exists justifying the grant of a variance as allowed under Section 54-41 of the Seguin Code of Ordinances.

Part Five. The City Council hereby grants a variance from strict compliance with the FEMA Floodplain Regulations as adopted by the City in Chapter 54 of the Seguin City Code of Ordinances.

Part Six. This variance from the flood plain ordinance is only granted to the extent necessary to complete the renovations as planned and set forth in the current architectural drawing.

Part Seven. The City Council understands that by granting this variance the cost of flood insurance, if available, will likely increase.

Part Seven. This Resolution is in full force and effect from and after the date of its passing.

PASSED AND ADOPTED this 4th day of December 2018.

DON KEIL, Mayor

Attest:

Naomi Manski, City Secretary