

Planning Form

Committee Type:*

Planning Commission ▼

Meeting Type:*

Select Meeting Type
(Planning Commission Meeting) ▼

Meeting Date:*

Select Meeting Date
April 12, 2023 ▼

Meeting Section:*

Select Section
AEVR-FPV#23-001 ▼

Department:*

Public Works Department

Department Head:*

Razi Hosseini, P.E., RPLS ▼

Planning Type:*

Select one AEVR-Floodplain Variance ▼

Council Districts Impacted:*

CD 5 ▼

Posting Language:*

FPV#23-001: Request by Lydia Garza, homeowner for 4119 W. Houston St, for approval of an AEVR/floodplain variance to Appendix F, Section 35-F132 (7)(A), which prohibits improvements to a structure in the 100-year floodplain beyond 50% of the fair market value of said structure. Improvements are associated with permit # APP-21-35010726. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Subject:*

FPV#23-001-REP-MBR-APP-21-35010726, Residential Minor Building Repairs

Summary:*

Request by Ms. Lydia Garza, homeowner, for approval of a floodplain variance to Appendix F, Section 35-F132 (7)(A), which prohibits improvements to a structure in the 100-year floodplain beyond 50% of the fair market value of said structure. The owner is requesting through permit # REP-MBR-APP-21-35010726, to do a 875 square foot addition to the existing home. Previous improvements to the home were done through Neighborhood and Housing Services Department (NHSD) to include foundation repair and other general repairs in 2022 which met the 50% cap for the existing structure. The addition would far exceed the 50% cap. Improvements are located at 4119 W Houston St.(Sabrina Santiago, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Background Information:*

Council District: Council district # 5

Filing Date: February 10, 2023 (same date that appears on BuildSA for plat approval completeness review

Owner: Ms. Lydia Garza, homeowner

Engineer/Surveyor: Seda Consulting Engineers, Inc.

Staff Coordinator: Sabrina Santiago, Capital Programs Manager, 210-207-0182

Analysis:*

Zoning: *If ICL add: Zoned R-6*

Issue:*

Variance Request: On **February 10, 2023**, the applicant requested a variance from Appendix F, Section 35-132 (7) (A) 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**).

In October 2021, Ms. Garza's home had foundation repairs and other general repairs completed by NHSD program. Because the property is entirely in the floodplain FEMA requires all improvements to be tracked through the 50% rule, where any and all improvements to said structure must not exceed 50% of the fair market value at the time the initial permit is requested. The first permit that initiated the 50% cap for Ms. Garza's residence was issued in 2019 where a total improvement cost was \$4,439.91 which included an ADA ramp and improve the kitchen countertops and cabinets. At that time the foundation repair permit was pulled via NHSD's contractor, the maximum amount of improvements equated to \$22,143.54 which yielded a total improvement cost, starting from 2019's permits, to \$26,565.00. The 50% cap was met which locked Ms. Garza's residence in a 10-year period. No other improvements could be completed thereafter.

In April 2022, Ms. Garza's contractor applied for a third permit to do an 875 square foot addition to the existing residence. This permit was denied by Floodplain Management due to the 50% rule cap. NHSD and PWD worked together to come up with a solution to allow the addition to proceed. The Floodplain Manager advised NHSD staff the only option is to raise the foundation of the home to be at a minimum one (1) foot above the base flood elevation of 669.60 feet. It is with this floodplain variance request and under the permits referenced herein that the existing structure will be elevated to be 1.21 feet above the flood elevation or to 670.81 feet. Seda Consulting Engineers has provided an elevation certificate see attached (**Attachment C**).

Alternatives:*

Permit consideration ***WITHOUT*** a Variance:

Per UDC Appendix F, Section 35-F132 (7) (A), the planned improvements or addition to the existing residence at 4119 W Houston will not occur leaving Ms. Garza no room to age within her home.

Permit consideration ***WITH*** a Variance:

It is with this variance that will allow improvements to the existing residence, by raising the pier and beam foundation 1.21 feet above the base flood elevation, allowing Ms. Garza to continue with her 875 square foot addition. Additionally, providing her the space to continue living in her home.

Recommendation:*

Approval of floodplain variance FPV#23-001 that allows the existing residential structure located at 4119 W Houston St to be elevated a minimum of one (1) foot above the base flood elevation. This allows the structure to be brought into compliance with the floodplain ordinance which then allows the 875 square foot addition.