

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#23-002 ▼

Department:*

Public Works Department

Department Head:*

Razi Hosseini, P.E., RPLS ▼

Planning Type:*

Select one AEVR-Floodplain Variance ▼

Council Districts Impacted:*

CD 1 ▼

Posting Language:*

FPV#23-002: Request by Juana & Rogelio Flores, homeowners for 1402 Morales, 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-22-35013002. (Sabrina Santiago, CFM, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Subject:*

FPV#23-002-REP-MBR-APP-22-35013002, Residential Minor Building Repairs

Summary:*

Request by Mr. & Mrs. Rogelio Flores, homeowners, 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-22-35013002, to do a foundation repair. Additional improvements to the home are proposed through Neighborhood and Housing Services Department (NHSD) to include foundation repair and other general repairs. The total improvements would far exceed the 50% cap. Improvements are located at 1402 Morales St. It is with this variance the owner is electing to raise the pier and beam foundation to bring the existing residence in compliance with the floodplain ordinance. (Sabrina Santiago, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

Background Information:*

Council District: Council district # 1

Filing Date: February 20, 2023 (same date that appears on BuildSA for plat approval completeness review

Owner: Juana & Rogelio Flores, homeowners

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 20, 2023, the applicant requested a variance from Appendix F, Section 35-F132 (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**, variance support letter).

Neighborhood and Housing Services Department (NHSD) offers home rehab programs that assist with major and minor rehabilitation for qualified homeowners with low to moderate incomes residing within the City of San Antonio. Repairs through this program aim to address health, safety or code issues that homeowners may be experiencing.

Mr. and Mrs. Flores applied for and were selected for NHSD's Major Repair Program in Fiscal Year 2022. Upon NHSD's selection, the property at 1402 Morales was eligible and approved for improvements to the home totaling \$127,750. Bexar County Appraisal for 1402 Morales for 2022 is \$83,440. The maximum improvements allowed per Section 35-F132 (7) (A), is 50% of the fair market value which yields a total improvement value of \$41,720.

It is with this variance that NHSD is requesting to bring the existing home into the current floodplain ordinance requirements by raising the pier and beam foundation to be a minimum of one (1) foot above the base flood elevation of 652.04 feet. An elevation certificate has been provided by Seda Consulting Engineers to show the existing structure is approximately 0.3 feet above the base flood elevation requiring the foundation to be raised about 9 inches to be in compliance with the current floodplain ordinance. (**ATTACHMENT C**, Elevation Certificate)

Alternatives:*

Permit consideration **WITHOUT** a Variance:

Per UDC Appendix F, Section 35-F132 (7) (A), the planned improvements of \$127,750 to the existing residence at 1402 Morales will be limited to \$41,720, less than half the total planned improvements.

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 to be at 1.02 feet above the base flood elevation, allowing the full \$127,750 worth of improvements allowing the Flores family to enjoy their newly renovated home.

Recommendation:*

Approval of floodplain variance FPV#23-002 that allows the existing residential structure located at 1402 Morales 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 NHSD to perform the \$127,750 worth of improvements to the existing home.