



CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 23-326

Date 5/5/2023

Permit Number 2023326

1. APPLICANT DATA (Owner)

Company Name _____
First Name Sandra MI _____ Last Martinez
Address: Number 4130 Street Moana City San Antonio
State TX Zip Code 78218 Phone (210) 387-9427

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Residential

*If non-residential or other selected complete the following:

Type of use proposed: Rebuild of residential structure

Occupant Name Sandra Martinez Phone _____

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Other Other (Describe): Rebuild of residential structure w/ 360 sq ft addition after home was demoed due to fire (substantial damage)

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision _____ Number _____ Lot Number _____ Block _____ NCB _____ Tract _____

Location Description: 4130 Moana Dr

Sandra Martinez

Permittee Print Name

Sandra Martinez

Permittee Signature

Sabrina Santiago

RECOMMEND FOR DISAPPROVAL

Sabrina Santiago

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

05/05/2023

Date

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Date

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Date

(Conditions and provisions on next page)



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FOR OFFICE USE ONLY

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TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- ☐ For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- ☐ For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- ☐ Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- ☐ For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.

☒ **Other provisions:**

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

A variance will be required for the proposed rebuild of the existing structure as well as the 360 sq ft addition from the original footprint of home. Home was substantially damaged due to a fire in March 2022.

A variance to Appenx F, Sec-35-F125(a)(2) which prohibits the construction of a habitable structure in the FEMA 100-year floodplain.

FPV# 23-003 will be heard at Planning Commission May 24, 2023. Once Planning Commission has issued an approval a new FPDP will be issued for the proposed improvements.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? Yes, DSD Permit

Permit Application - Reviewed By: Sabrina Santiago

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.


Permittee Initial