



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 24, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

FPV#23-003:-RES-RBP-APP-22-35504333, New Residence (reconstruction of residence)

SUMMARY:

Request by Ms. Sandra Martinez, homeowner, for approval of a floodplain variance to Appendix F, Section 35-F125(a)(2), which prohibits habitable structures in the FEMA 100-year floodplain. The owner is requesting through permit # RES—RBP-APP22-355040333, to rebuild the original footprint of the house plus a 360 square foot addition. The previous structure was demoed down to the foundation in June 2022 after a fire in March 2022. The property is partially within the FEMA effective 100-year floodplain. Proposed improvements will be located at 4130 Moana Drive. (Sabrina Santiago, Capital Programs Manager, 210-207-0182, Sabrina.santiago@sanantonio.gov, Public Works Department).

BACKGROUND INFORMATION:

Council District: Council district # 2

Filing Date: April 14, 2023

Owner: Ms. Sandra Martinez, homeowner

Engineer/Surveyor: Blake Engineering, LLC.

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

ISSUE:

FPV# 23-003 Variance Request: On April 14, 2023 , the applicant requested a variance from Appendix F, Section 35-125 (a)(2) 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 March 2022, Ms. Martinez's home sustained a fire that resulted in a substantial damage. This then resulted in the complete loss and demo of the structure in June 2022. Permit # RES-RBP-APP22-355042333 was applied for on August 30, 2022 by JES Santana's Construction & Remodel. A meeting with the contractor and Public Works Department (PWD) was held in person on October 12, 2022 to go over the requirements. It was at this time that PWD indicated an elevation certificate may prove that the existing slab that remains is above the base flood elevation of 682.3 feet. The elevation certificate provided by JES Santana's Construction & Remodel, signed and sealed by Mark Logrbrinck, RPLS, indicates the foundation is 0.2 feet below meeting the current ordinance requirements to be at a minimum of 1 foot above the regulatory floodplain.

It is with this floodplain variance request and under the permits referenced herein that the existing structure will be elevated to be 1 foot the base flood elevation to 683.3 feet. D.G. Smyth & Company, Inc has provided an elevation certificate see attached (Attachment C). Staff recommends APPROVAL.

ALTERNATIVES:

Permit consideration WITHOUT a Variance:

Per UDC Appendix F, Section 35-F125 (a) (2), the planned reconstruction of the house and the 360 square foot addition, will not occur and will leave the homeowner with a vacant and unbuildable lot.

Permit consideration WITH a Variance:

It is with this variance that will allow Ms. Martinez to reconstruct her rental home to include the addition

RECOMMENDATION:

Approval of floodplain variance FPV#23-003 that allows the reconstruction of a residential structure located at 4130 Moana Drive 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 360 square foot addition. Staff recommends approval.