



# CITY OF SAN ANTONIO

## DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

### ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

<b>Project Name:</b>	922 NW 36TH ST. RESIDENCE DRAINAGE
<b>A/P # /PPR # /Plat #</b>	2571550
<b>Date:</b>	03/27/2020
<b>Code Issue:</b>	
<b>Code Sections:</b>	

<b>Submitted By:</b>	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
<b>Owners Name:</b> Luis Rodriguez, P.E.		
<b>Company:</b> MR Civil		
<b>Address:</b> 2618 Roosevelt Ave.		<b>Zip Code:</b> 78214
<b>Tel #:</b> 2102601500	<b>Fax#</b>	<b>E-Mail:</b> info@lrodenterprises.com
<b>Consultant:</b>		
<b>Company:</b>		
<b>Address:</b>		<b>Zip Code:</b>
<b>Tel #:</b>	<b>Fax#</b>	<b>E-Mail:</b>
<b>Signature:</b>		

#### **Additional Information – Subdivision Plat Variances & Time Extensions**

- ☐ Time Extension    ☐ Sidewalk    ☒ Floodplain Permit    ☐ Completeness Appeal  
☐ Other \_\_\_\_\_
- City Council District \_\_\_\_\_ Ferguson Map Grid \_\_\_\_\_ Zoning District \_\_\_\_\_
- San Antonio City Limits    ☐ Yes    ☐ No
- Edwards Aquifer Recharge Zone?    ☐ Yes    ☒ No
- Previous/existing landfill?    ☐ Yes    ☒ No
- Parkland Greenbelts or open space? Floodplain?    ☒ Yes    ☐ No

**Attention:**  
**Administrative Exception / Variance Request Review**  
**Development Services Department**  
**1901 S. Alamo**  
**San Antonio, Texas 78204**

From:  
Luis A. Rodriguez, P.E.  
MR Civil  
2618 Roosevelt Ave.  
San Antonio, TX 78214  
[Info@lrodenterprises.com](mailto:Info@lrodenterprises.com)  
210-260-1500

#### Purpose

Request of a design variance to construct a residential home at 922 NW 36<sup>th</sup> St. in the Zarzamora Creek floodplain.

#### Introduction and Project Background

A home was demolished at 922 NW 36<sup>th</sup> Street on February of 2013. We wish to construct a new home in the same property. The property at the time, and currently, in the Zarzamora Creek 100 YR floodplain. The Zarzamora Creek effective DFIRM model was adopted in September of 2010 and does not have any revisions or updates in this area based on our research of the information found on the SARA Digital Data & Modeling Repository (D2MR).

#### Proposed Work

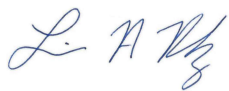
As of February 2013, the property had an existing 1,776 square foot home, the proposed home is 1,259 which is reduction of 517 square feet of impervious. We performed a drainage analysis and determined that the current home will not have adverse impact to the floodplain. We also ran calculations using Atlas 14 precipitation data as per IB 570 to determine finish grade elevation.

#### Conclusion

Based on our due diligence and analysis, It is our request to allow for the construction of a new home in the floodplain and accept this design variance.

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Please contact me if you have any questions. Thank you for your help.



Luis A. Rodriguez, P.E.  
President  
MR Civil  
2618 Roosevelt Ave.  
San Antonio, TX 78214  
[Info@lrodenterprises.com](mailto:Info@lrodenterprises.com)  
210-260-1500