



City of San Antonio

Legislation Details (With Text)

File #: 15-3621

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 6/24/2015

Title: FPV 15-005: A request by Pape-Dawson, for approval of a Floodplain Variance for the construction of (2) 6'x3' MBC within the 1% AC flood hazard area prior to the FEMA approved CLOMR. Construction is for a proposed Starbucks at 5506 De Zavala Rd AP# M2008117. Staff recommends Approval. (Lee Muniz, Sr. Engineering Associate, (210) 207-0096, lee.muniz@sanantonio.gov, Transportation and Capital Improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Variance Request Submittal_150227, 2. Floodplain Exhibit, 3. FPV_15-3621_Starbucks_DeZavala(Signed), 4. Variance Summary Report

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
5506 De Zavala Starbucks

SUMMARY:

A customer is requesting approval of a floodplain variance to Section 35-F133 (c) (1-4) of the Unified Development Code (UDC) regarding allowable development within the regulatory floodplain for the **Building permit at 5506 De Zavala Rd. AP# M2008117**, a commercial lot within the Huebner Creek watershed.

BACKGROUND INFORMATION:

Council District: 8
Filing Date: March 16, 2015
Owner: Starbucks Corp.
Engineer/Surveyor: Pape-Dawson
Staff Coordinator: Lee Muniz, Sr. Engineering Associate, (210) 207-0096

ANALYSIS:

Variance Request:

The applicant has submitted a building permit for the construction of a commercial structure (Starbucks) at 5506 De Zavala Rd. The lot is currently undeveloped with majority of the surrounding area as developed. A portion of the building permit is proposing to construct (2) 6'x3' concrete box culverts where there is currently an existing earthen channel that conveys storm water from existing public streets and private lots. The existing channel conveys a portion of the 1% annual chance flood hazard area according to the recent FEMA maps. Once the construction of the box culverts is complete, the 1% annual chance flood hazard area will be conveyed within the box culverts. The improvements will alter the current FEMA floodplain map, which will require a CLOMR/LOMR. Pape-Dawson would like to begin construction of the said

improvements prior to the FEMA approval of the CLOMR.

ALTERNATIVE ACTIONS:

- 1) Approval of request
- 2) Denial of request
- 3) Continuance for additional information

RECOMMENDATION:

Approval of the proposed variance to Appendix F, Section 35-F133 (c) (1-4)

The Director of Transportation & Capital Improvements recommends the **approval** of the floodplain variance (Attachment 3) with the following conditions:

- The proposed channel improvements will not create an adverse impact upstream.
- Pape-Dawson is currently working with COSA to get an approved CLOMR.
- The proposed changes to the 1% annual chance flood hazard area are due to proposed improvements to existing drainage infrastructure.

The Director of Development Services recommendation for the **commercial building permit AP# M2008117** is **Pending** the approval or denial of this variance request.

ATTACHMENTS

1. Variance Request from Pape-Dawson
2. Variance Response/Letter to applicant
3. Floodplain exhibit