



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4303

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 8/12/2020

**Title:** FPV- 20-003 Floodplain Variance: Request by SA BigHausLand, LLC for approval of a variance request associated with a LAND-PLAT-20-11800047 and Floodplain Development Permit (FPDP) #2020479 to increase the 100-year floodplain water surface elevation by more than 0.5 feet (6"). Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. AEVR Application\_SA Big Haus

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Public Works Department

**SUBJECT:** FPV# 20-003; FPDP #2020479, LAND-PLAT-20-11800047 - Variance to allow more than 6" increase in floodplain elevation. Staff recommends approval.

### SUMMARY:

Request by SA BigHausLand LLC for approval of a variance request associated with a LAND-PLAT-20-11800047 and Floodplain Development Permit (FPDP) #2020479 to increase the 100-year floodplain water surface elevation by more than 0.5 feet (6"). Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]

### BACKGROUND INFORMATION:

Council District: N/A- City of San Antonio ETJ  
Filing Date: July 17, 2020  
Owner: Dan Leverett, SA BigHausLand LLC  
Staff Coordinator: Jacob Powell, P.E., CFM, Storm Water Engineering Manager,  
(210) 207-0176

### ANALYSIS:

#### Variance Request:

On June 29, 2020 the applicant requested a variance from Sections 35-F124(c) in Appendix F of the Unified Development Code (UDC). The Public Works Department, Storm Water Division has no objection to the granting of the variance as indicated in the attached letter.

It is noted that a Floodplain Development Permit (FPDP) to allow the commencement of project construction within the regulatory FEMA 100-year floodplain will not be issued until said variance has been approved by Planning Commission, the Conditional Letter of Map Revision (CLOMR) is approved by FEMA, and all related construction documents and permit submittals have been reviewed and approved.

**RECOMMENDATION:**

Staff is in review of the project design and variance request and finds it to be in general conformance with the Unified Development Code (UDC) with exception of the Variance mentioned above. Therefore, Public Works Storm Water Division recommends approval of the variance.