



City of San Antonio

Legislation Details (With Text)

File #: 21-1387

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 2/24/2021

Title: FPV# 20-005 AP#2495636-7430 Deep Springs: Request by Mr.Civil, Luis Rodriguez and Jesus Ramirez, the property owner, for approval of a variance request associated with a building permit AP# 2495636 for an existing residential lot (Zoned R6) located at 7430 Deep Springs. Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]

Sponsors:

Indexes:

Code sections:

Attachments: 1. FPV# 20-005 Hardship letter

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

SUBJECT:
FPV# 20-005-AP#2495636- 7430 Deep Springs

SUMMARY:
Request by Mr.Civil, Luis Rodriguez and Jesus Ramirez, the property owner, for approval of a variance request associated with a building permit AP# 2495636 for an existing residential lot (Zoned R6) located at 7430 Deep Springs. Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]

BACKGROUND INFORMATION:

Council District: District 7 - San Antonio
Filing Date: July 16, 2020
Owner: Jesus Ramirez
Engineer: Luis Rodriguez, Mr. Civil
Staff Coordinator: Sabrina Santiago, Interim Storm Water Engineering Manager., (210) 207-0182

ANALYSIS:

Variance Request:

On July 16, 2020, the applicant requested a variance from Sections 35-F124(f)(16) and 35-F125(a)(2) Appendix F of the Unified Development Code (UDC). The Public Works Department (PWD), Storm Water Division has no objection to the granting of the variance as indicated in the attached letter (Attachment #1).

Building Permit/Elevation Certificate:

The existing home sustained a substantial damage due to a fire in early 2011 and was demoed soon after in February 2011. An elevation certificate was provided with the building permit application AP# 2495636 to rebuild the home. The certificate indicates the existing first floor elevation is approximately 2.3 feet below the 100-year base flood (BFE) elevation of 809.0 ft while the lowest adjacent grade elevation is approximately 3.2 feet below the BFE.

Appendix F, Section 35-F124(f)(16) of the UDC indicates that improvements to an existing structure are allowed if said improvements do not fall under the definition of a “substantial improvement”. By definition under Appendix F, Section F-106 a “substantial improvement” means any reconstruction, rehabilitation, addition or other improvement of a structure, where the cost equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. If the cost of improvements exceeds the 50% value the structure must be brought into compliance with Appendix F. Per Appendix F, Section 35-F125(a)(2) habitable structures are not allowed in the regulatory floodplain. Furthermore, per Section 35-F142(a)(1) of the UDC, habitable structures must have the lowest floor (including basement) elevated 1 foot above the regulatory floodplain with the lowest adjacent grade at or above the regulatory floodplain.

The applicant is attempting to rebuild the structure to meet Section 35-F142(a)(1) of the UDC. The new structure will be at least one foot (1 foot) above the 100-year ultimate Atlas 14 water surface elevation. In addition, PWD is recommending the property owner purchase flood insurance for the structure.

RECOMMENDATION:

Staff reviewed the request, and found it to be in conformance with the Unified Development Code (UDC) with exception of the Variances mentioned above. In regards to these Variances, staff does concur with the applicant's justification. Therefore, the Director of PWD recommends approval of the variance, under conditions discussed in Attachment #1.