



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3701

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/26/2021

**Title:** FPV# 21-003-SWE# 38718-The Preserve at Medina Letter of Map Revision (LOMR)  
Request by Pape-Dawson Engineers and Ms. Shannon Brit, the property owner, for approval of a variance request associated with the Preserve at Medina LOMR for the floodplain reclamation for the proposed single-family residential (Zoned R-5) development for the Preserve at Medina Unit 1 plat (Plat# 180036). Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. AEVR Variance Application/Hardship Letter, 2. PWD Variance Support Letter, 3. FPDP2021379\_Denial

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

**SUBJECT:**

FPV# 21-003-SWE# 38718-The Preserve at Medina Letter of Map Revision (LOMR)

**SUMMARY:**

Request by Pape-Dawson Engineers and Ms. Shannon Brit, the property owner, for approval of a variance request associated with the Preserve at Medina LOMR for the floodplain reclamation for the proposed single-family residential (Zoned R-5) development for the Preserve at Medina Unit 1 plat (Plat# 180036). Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]

**BACKGROUND INFORMATION:**

Council District: District 4 - San Antonio

Filing Date: January 28, 2021

Owner: Shannon Birt

Engineer: Ben Setterbo, Pape-Dawson Engineers

Staff Coordinator: Sabrina Santiago, Interim Storm Water Engineering Manager., (210) 207-0182

**ANALYSIS:**

**Variance Request:**

On January 28, 2021 the applicant requested a variance from Sections 35-F124(c)(3) 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).

**LOMR/Plat:**

The Preserve at Medina Letter of Map Revision (LOMR) was submitted for review to PWD Storm Water Division as a follow up or the as-built condition to the Conditional Letter of Map Revision (CLOMR) that was approved by FEMA in 2020. The proposed improvements were for channel regrading and channelization to reclaim land from the 100-year floodplain of the Unnamed Tributary 6 in Medina River for the purposes of residential development. The plat associated with this development is Preserve at Medina Unit 1 Plat# 180036 which was recorded on December 14, 2018.

Appendix F, Section 35-F124(c)(3) of the UDC indicates that rises in the 1% annual chance floodplain is allowed up to six (6) inches at a maximum if provisions of Section 35-F124 ( c)(1), (2), and (4) are also met.

The applicant's engineer has provided proof through the required flood study that rises in water surface elevations only occur on his/her client's property. In addition, the provided flood study and plat showed the rises in water surface elevations are fully contained within the public drainage easements dedicated by Plat# 180036. As a condition of the variance, the applicant will be required to submit post elevation certificates for the residential lots that abut the Unnamed Tributary 6 in Medina River to ensure they will not be impacted as result of the rises in water surface elevations.

**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.