



City of San Antonio

Agenda Memorandum

File Number:20-4302

Agenda Item Number: 17.

Agenda Date: 8/12/2020

In Control: Planning Commission

DEPARTMENT: Public Works Department

SUBJECT: FPV# 20-002; FPDP #2020324 - Design variance to construct a habitable structure at 922 NW 36th Street within the Regulatory Floodplain. Staff recommends approval.

SUMMARY:

Request by City of San Antonio Public Works Department's Project Delivery Division for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2020324 for the construction of an elevated home at 922 NW 36th Street within the Zarzamora Creek floodplain. Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]

BACKGROUND INFORMATION:

Council District:	District 5 - San Antonio
Filing Date:	July 17, 2020
Owner:	Luis Rodriguez, P.E.
Staff Coordinator:	Jacob Powell, P.E., CFM, Storm Water Engineering Manager, (210) 207-0176

ANALYSIS:

Variance Request:

On March 27, 2020 the applicant requested a variance from Sections 35-F124(f)(16) and 35-F125(a)(2) 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 and all related construction documents have been reviewed and approved.

RECOMMENDATION:

Staff reviewed the project design and variance request, and found it to be in conformance with the Unified

Development Code (UDC) with exception of the Variances mentioned above. The finished floor elevation will be at least 1' above the floodplain elevation. Staff concurs with the applicant's justification. Therefore, Public Works Storm Water Division recommends approval of the variances.