



March 15, 2017

Administrative Exception Request
Mr. Art Reinhardt, P.E., C.F.M.
City of San Antonio
Transportation & Capital Improvements Department
Municipal Plaza Building
114 W. Commerce, 6th Floor
San Antonio, TX 78205

Re: 100 Concord
Variance Request
Section 35-F124(f)(20), 35-F133(c)(3) and 35-F125(a)(6) of the UDC

Dear Mr. Reinhardt:

Kindly consider this letter as a formal request for an Administrative Exception to UDC Section 35-F124(f)(20) "Allowable Development Within the Regulatory Floodplain", UDC Section 35-F133(c)(3) "Permit Evaluation", and UDC Section 35-F125(a)(6) "Prohibited Development Within the Regulatory Floodplain".

100 Concord is a proposed temporary parking lot. The site is located in central San Antonio, Texas wholly within the city of San Antonio's limits. Specifically, the tract is located immediately west of US 281 and east of Jones Maltsburger, shown in Exhibit 1.0.

The source of flooding for this site is the San Antonio Airport Tributary. Portions of the site lay within the 1% AC floodplain as shown on FEMA's Flood Insurance Rate Map (FIRM) Panel No. 48029C0265, which is shown in Exhibit 2.0. As part of the development, the floodplain on the property will be reclaimed by filling and raising the site above the 1% Ultimate Development water surface elevations. Per UDC Section 35-F124(f)(21), "*1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation is offset by comparable excavation within the same creek floodplain,*" the reclamation of this ineffective flow area is acceptable.

This reclamation would require a compensating volume; however, a comparable offset of this volume was previously done within the Olmos Basin.

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

The 100 Concord construction schedule is based on beginning mass grading of the site in April in order to complete construction by June. In order to meet this timeline, site work needs to begin in April. Our experience has been that FEMA CLOMR submittals take between three to six months for approval. According to UDC Section 35-F133(c)(3), "*Excluding capital improvement projects managed by a public agency, no construction activity that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain is allowed prior to a CLOMR being approved by FEMA.*" However, waiting three to six months is too long of a time period to delay construction on this temporary parking lot.

We are therefore asking that we be granted two variances. The first variance request (1) is to exempt the provision of the compensating floodplain volume within the same creek floodplain, as required by UDC Section 35-F124(f)(21), and the second variance request (2) is to allow for construction prior to FEMA approval of the CLOMR.

1. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.
 - (1) *The provision of compensating cut within the cross section is not possible without major disturbance to TxDOT right-of-way. Without the reclamation of floodplain, the low area on the site will be prone to stagnant water, and will significantly alter the layout of the proposed site plan. The previous owner has an agreement with the City wherein the City would remove a compensating volume out of the Olmos Basin.*
 - (2) *Allowing for the construction to commence prior to FEMA approval of the CLOMR is essential to the completion of construction by June.*
2. The hardship relates to the applicant's land, rather than personal circumstance.
 - (1) *This hardship is related to the applicant's land, rather than personal circumstance.*
 - (2) *There is an unusual low in the site that has resulted in the floodplain encroachment on the subject property. The necessary FEMA approval is therefore a result of the land, rather than personal circumstance.*
3. The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.

(1 & 2) *The floodplain in this area is unique to this tract.*
4. The hardship is not the result of the applicant's own actions.

(1 & 2) *The hardship is not the result of the applicant's actions, but rather the nature of the floodplain and existing site conditions.*

5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.
(1 & 2) The proposed variance request will not be injurious to other properties. By filling the ineffective flow along the right overbank of the property, there are no adverse impacts to upstream or downstream private property owners.
6. The variance is the minimum necessary, considering flood hazard, to afford relief.
 - (1) *The variance is the minimum necessary to afford relief. The proposed development will not require any additional variances related to the floodplain.*
 - (2) *The commencement of construction prior to FEMA CLOMR approval will expedite flood relief for the subject property.*
7. There is good and sufficient cause.
(1 & 2) There is good and sufficient cause to granting the two variances since the vacant lot currently serves no development purpose. Secondly, there will be no adverse impact resulting from the proposed floodplain reclamation. Furthermore, allowing for the start of construction prior to CLOMR approval will expedite the construction schedule, thereby minimizing the amount of time that construction activity disturbs the surrounding areas.
8. Failure to grant the variance will result in exceptional hardship to the applicant.
 - (1) *Failure to grant the variance will result in a significant amount of effort with the City of San Antonio, to find a practical and economical location to provide the compensating cut.*
 - (2) *Failure to allow for the start of construction prior to the FEMA CLOMR approval will result in a delayed schedule, which will increase construction costs and severely contribute to economic losses.*
9. The variance will not result in increased flood heights, cause an additional threat to public safety, result in extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances.
(1 & 2) The variance will not result in increased flood heights during the 1% AC storm event off of the subject property, nor cause additional threat to public safety.

Mr. Art Reinhardt, P.E., C.F.M.
100 Concord
Variance Request
Section 35-F124(f)(20), 35-F133(c)(3) and 35-F125(a)(6) of the UDC
March 15, 2017
Page 4 of 4

The granting of the variance will not create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances. On the contrary, providing the compensating cut will result in disturbance to the Olmos Basin.

In our professional opinion, these proposed Variance Requests remain in harmony with the spirit and intent of the UDC, as they will not adversely affect the health, safety, or welfare of the public.

If you have questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.

3-15-17



Thomas M. Carter, P.E.
Sr. Vice President



Attachment

P:\M4561\15\Word\Letters\170306 Variance Request.docx

For Office Use Only:	AEVR #:	_____	Date Received:	_____
DSD – Director Official Action:				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED		
Signature:	_____	Date:	_____	
Printed Name:	_____	Title:	_____	
Comments:	_____ _____			



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

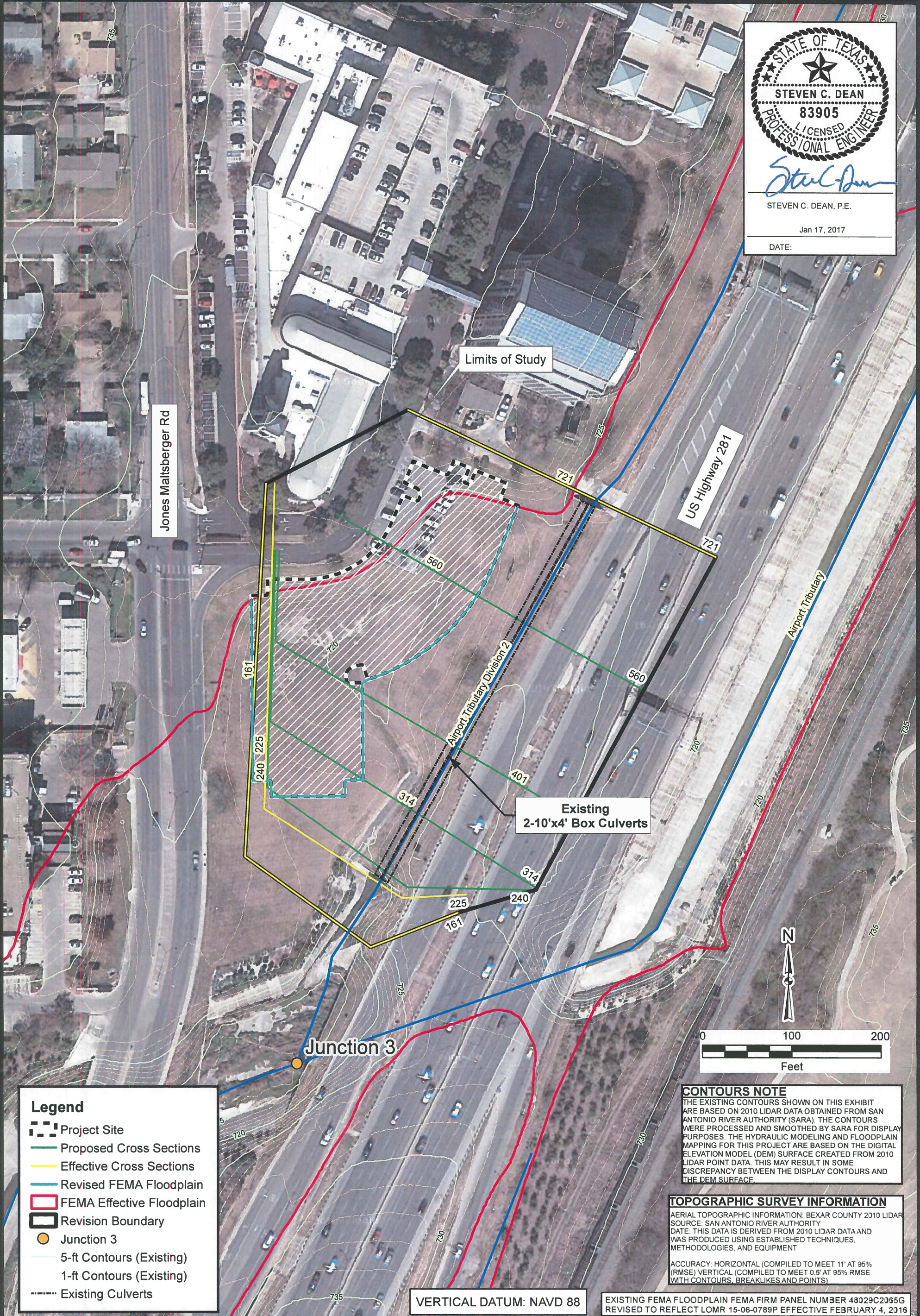
Project Name:	100 Concord
A/P # /PPR # /Plat #	A/P No. 2235859
Date:	March 14, 2017
Code Issue:	prohibited development within floodplain
Code Sections:	35-F133(c)(3), 35-F124(f)(20), 35-F125(a)(6)

Submitted By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)
Owners Name:	Scott Striegler	
Company:	Milam Real Estate Capital, LLC	
Address:	250 W. Nottingham, Suite 410 San Antonio, TX	Zip Code: 78209
Tel #:	Fax#	E-Mail:
Consultant:	Chris Orem, P.E.	
Company:	Pape-Dawson Engineers, Inc.	
Address:	2000 NW Loop 410 San Antonio, TX	Zip Code: 78213
Tel #:	Fax#	E-Mail:
Signature:		

Additional Information – Subdivision Plat Variances & Time Extensions			
1.	<input type="checkbox"/> Time Extension	<input type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Floodplain Permit
	<input type="checkbox"/> Other _____		<input type="checkbox"/> Completeness Appeal
2.	City Council District _____	Ferguson Map Grid _____	Zoning District _____
3.	San Antonio City Limits	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4.	Edwards Aquifer Recharge Zone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5.	Previous/existing landfill?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6.	Parkland Greenbelts or open space? Floodplain?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT HAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE EARTH. DATA: TEXAS ORTHOREGISTRY PROGRAM, USDA FARM SERVICE AGENCY.

STATE OF TEXAS
 STEVEN C. DEAN
 83905
 LICENSED PROFESSIONAL ENGINEER
 Steven C. Dean
 STEVEN C. DEAN, P.E.
 Jan 17, 2017
 DATE:



Legend

- Project Site
- Proposed Cross Sections
- Effective Cross Sections
- Revised FEMA Floodplain
- FEMA Effective Floodplain
- Revision Boundary
- Junction 3
- 5-ft Contours (Existing)
- 1-ft Contours (Existing)
- Existing Culverts

CONTOURS NOTE
 THE EXISTING CONTOURS SHOWN ON THIS EXHIBIT ARE BASED ON 2010 LIDAR DATA OBTAINED FROM SAN ANTONIO RIVER AUTHORITY (SARA). THE CONTOURS WERE PROCESSED AND SMOOTHED BY SARA FOR DISPLAY PURPOSES. THE HYDRAULIC MODELING AND FLOODPLAIN MAPPING FOR THIS PROJECT ARE BASED ON THE DIGITAL ELEVATION MODEL (DEM) SURFACE CREATED FROM 2010 LIDAR POINT DATA. THIS MAY RESULT IN SOME DISCREPANCY BETWEEN THE DISPLAY CONTOURS AND THE DEM SURFACE.

TOPOGRAPHIC SURVEY INFORMATION
 AERIAL TOPOGRAPHIC INFORMATION: BEXAR COUNTY 2010 LIDAR
 SOURCE: SAN ANTONIO RIVER AUTHORITY
 DATE: THIS DATA IS DERIVED FROM 2010 LIDAR DATA AND WAS PRODUCED USING ESTABLISHED TECHNIQUES, METHODOLOGIES, AND EQUIPMENT
 ACCURACY: HORIZONTAL (COMPILED TO MEET 11' AT 95% (RMSE) VERTICAL (COMPILED TO MEET 0.6' AT 95% RMSE WITH CONTOURS, BREAKLIKES AND POINTS)

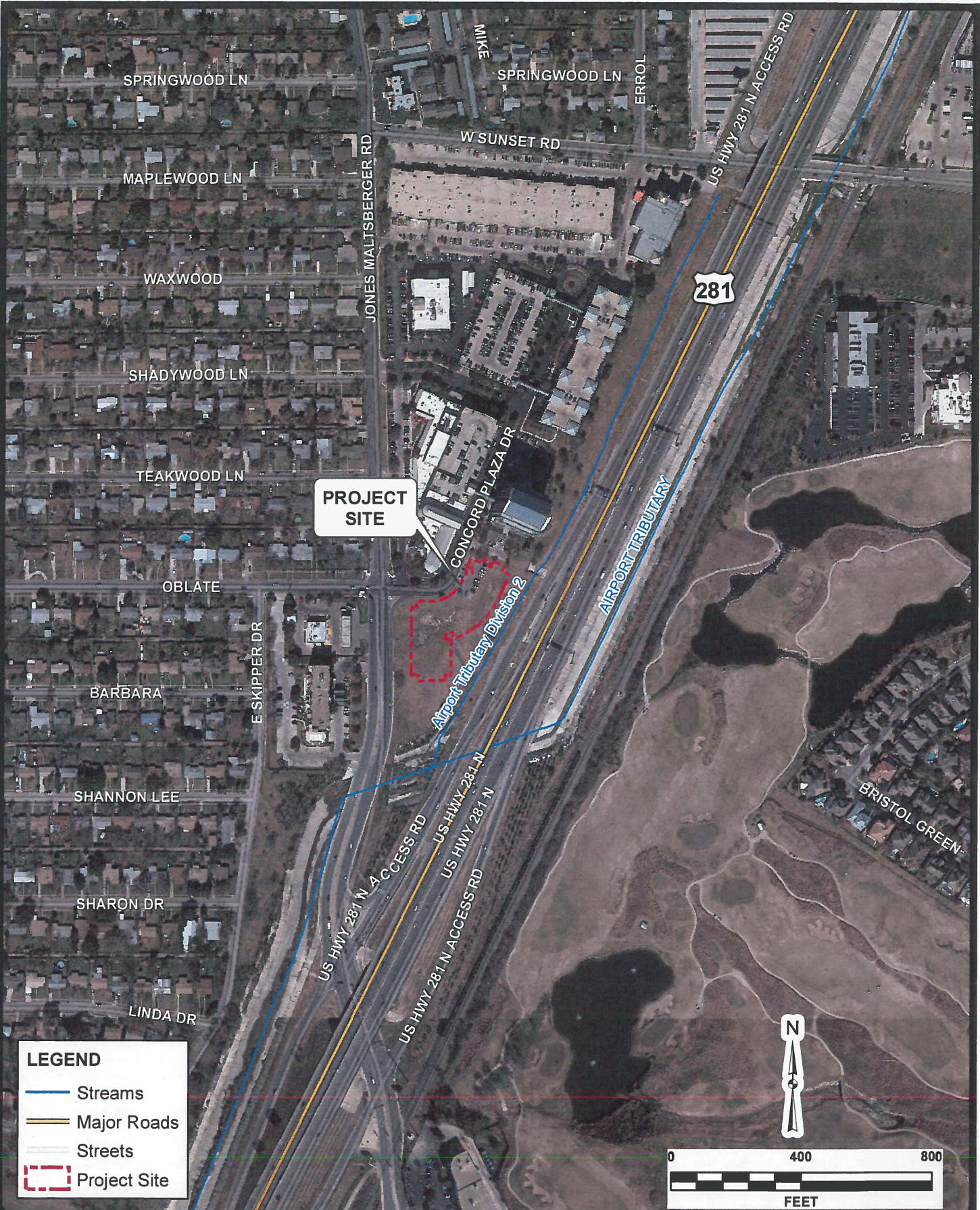
VERTICAL DATUM: NAVD 88

EXISTING FEMA FLOODPLAIN FEMA FIRM PANEL NUMBER 48029C2065G
 REVISED TO REFLECT LOMR 15-06-0789P EFFECTIVE FEBRUARY 4, 2016

JOB NO.	4561-15
DATE	Jan 2017
DESIGNER	AW
CHECKED	DRAWN CB
SHEET	EXHIBIT 3

CONCORD PLAZA
 SAN ANTONIO, TEXAS
 FLOODPLAIN WORK MAP

PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



LEGEND

- Streams
- Major Roads
- Streets
- Project Site

JOB NO.	4561-15
DATE	Dec 2016
DESIGNER	AW
CHECKED	CB
DRAWN	CB
SHEET	EXHIBIT 2

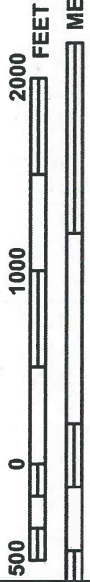
CONCORD PLAZA
SAN ANTONIO, TEXAS
LOCATION MAP

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0265G

FIRM

FLOOD INSURANCE RATE MAP
BEXAR COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 265 OF 785

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER 480045
SAN ANTONIO, CITY OF PANEL SUFFIX 0265 G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

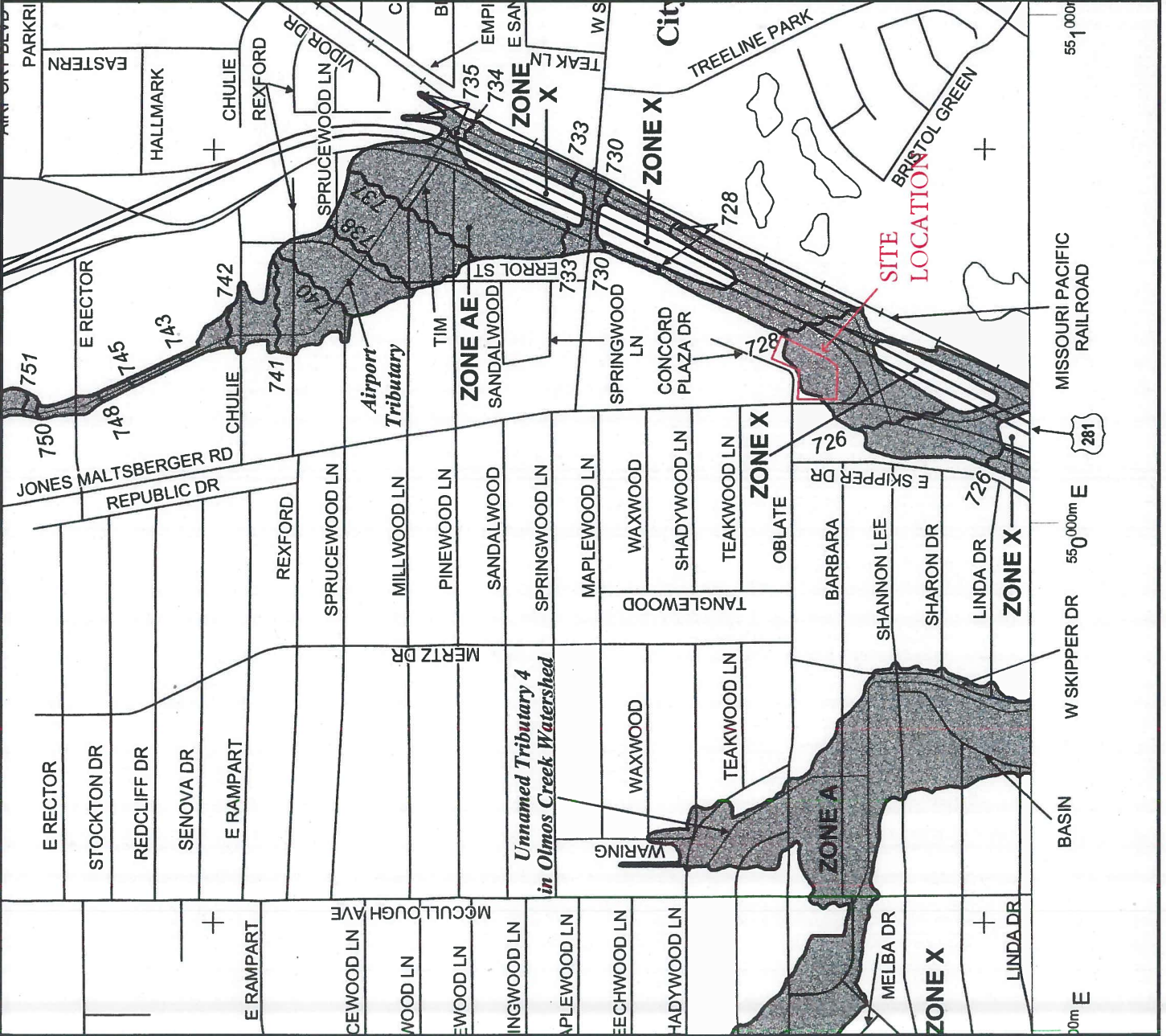
MAP NUMBER
48029C0265G

MAP REVISED
SEPTEMBER 29, 2010



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





CENTRAL BUSINESS PARK UNIT-2

DRAINAGE STUDY

July, 1999

PAPE-DAWSON ENGINEERS, INC.

4561-03



CENTRAL BUSINESS PARK UNIT-2

DRAINAGE STUDY

July, 1999

PAPE-DAWSON ENGINEERS, INC.



July 21, 1999

Mr. Burt Rubio
City of San Antonio, Public Works Department
Drainage Division
114 West Commerce
San Antonio, TX 78205

Re: Replat of Central Business Park Unit-2
Plat No. 990355

Dear Mr. Rubio:

Please find attached the drainage study report for the Replat of the Central Business Park Unit-2. This plat includes 16.85 acres of office building development which includes Concord Athletic Club, Harte Hanks Building, Tesoro Building, and future construction as discussed below.

Attached you will find the Tesoro Building (Concord Nexus Office Building) drainage report that was approved with building permits #1998-10880 and #1998-11277 dated October 1998. The future building which will be constructed on Lot 9 of the proposed plat was included in the Tesoro Building drainage report.

Lot 7 is the existing Concord Athletic Club Building and garage. No future construction is anticipated for this site. Therefore, impervious cover for Lot 7 will not change.

Lot 6 of the proposed plat is currently undeveloped and will also be developed as an office building (100 Concord Plaza) and parking garage. We have attached the study of increased impervious cover and peak flow for this development. The proposed 100 Concord Plaza will increase the peak flow downstream of the project by 5.33 cfs. The project drains directly into the flood pool of the Olmos Dam and therefore will have a limited effect on the regional drainage condition.

On July 14, 1998, Pape-Dawson submitted a report analyzing the effect of the proposed channel fill on the adjacent landowners upstream and downstream of the site. (titled "Central Business Park, Lot 4 Drainage Study").

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Mr. Burt Rubio
Replat of Central Business Park Unit-2
July 21, 1999
Page 2 of 2

Attached is a flood plain development permit and verification of payment for improvements to the Olmos Basin. Although this payment was made prior to the drainage ordinance, we understand this payment is considered a contribution to the Regional Stormwater Management Program and no additional fee will be required.

Please take whatever actions are required to release the plat for this project based on this analysis.

Please feel free to contact me if you have any questions. Thank you for your help.

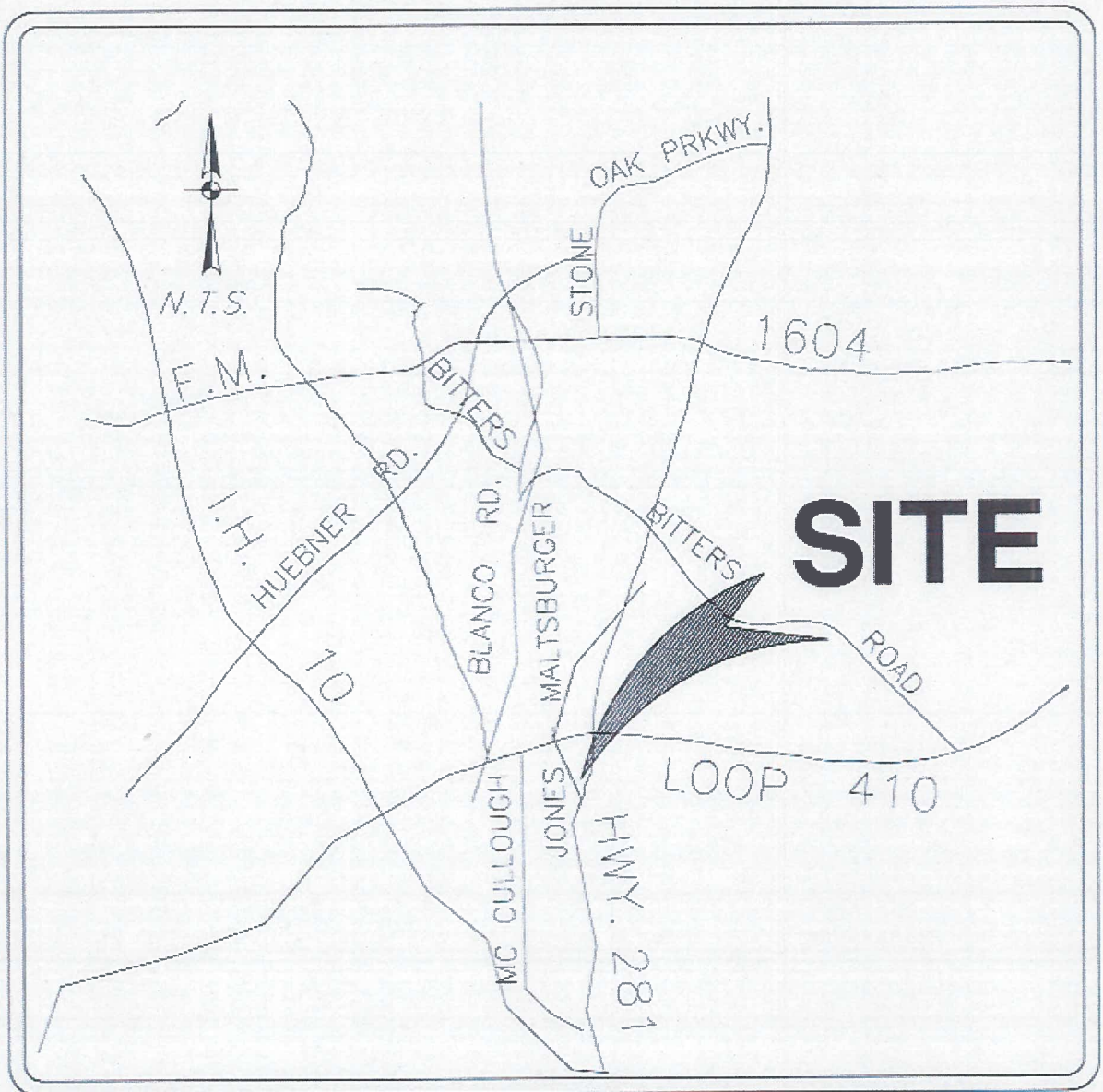
Sincerely,
Pape-Dawson Engineers, Inc.



Thomas M. Carter., P.E.
Project Manager

Attachment

456103\WORD\LETTER\990721A1



LOCATION MAP

N.T.S.

PAPE-DAWSON **pd** ENGINEERS
 CIVIL & ENVIRONMENTAL

SAN ANTONIO TEXAS 78216

555 E. RAMSEY

210-375-9000

JONES MALTSEBERGER ROAD
(R.O.W. 73')

LOT 7
CONCORD
ATHLETIC CLUB

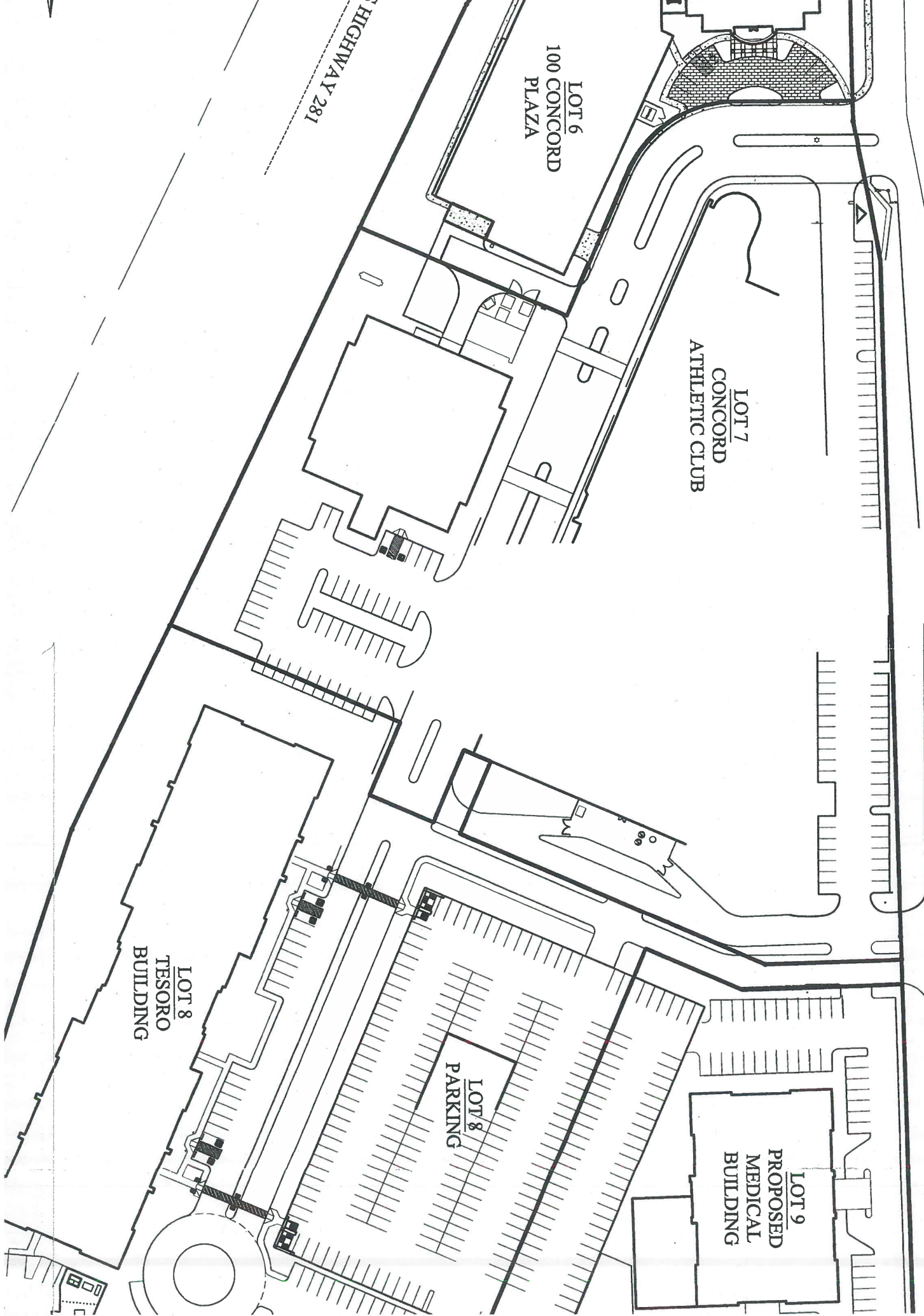
LOT 6
100 CONCORD
PLAZA

LOT 8
TESORO
BUILDING

LOT 8
PARKING

LOT 9
PROPOSED
MEDICAL
BUILDING

HIGHWAY 281





100 CONCORD PLAZA

Plat ID #990355

Drainage Study

**TO PARTICIPATE IN THE REGIONAL
STORMWATER MANAGEMENT PROGRAM
IN LIEU OF ON-SITE DETENTION SYSTEM**

July, 1999

PAPE-DAWSON ENGINEERS, INC.



100 CONCORD PLAZA Plat ID #990355

Drainage Study

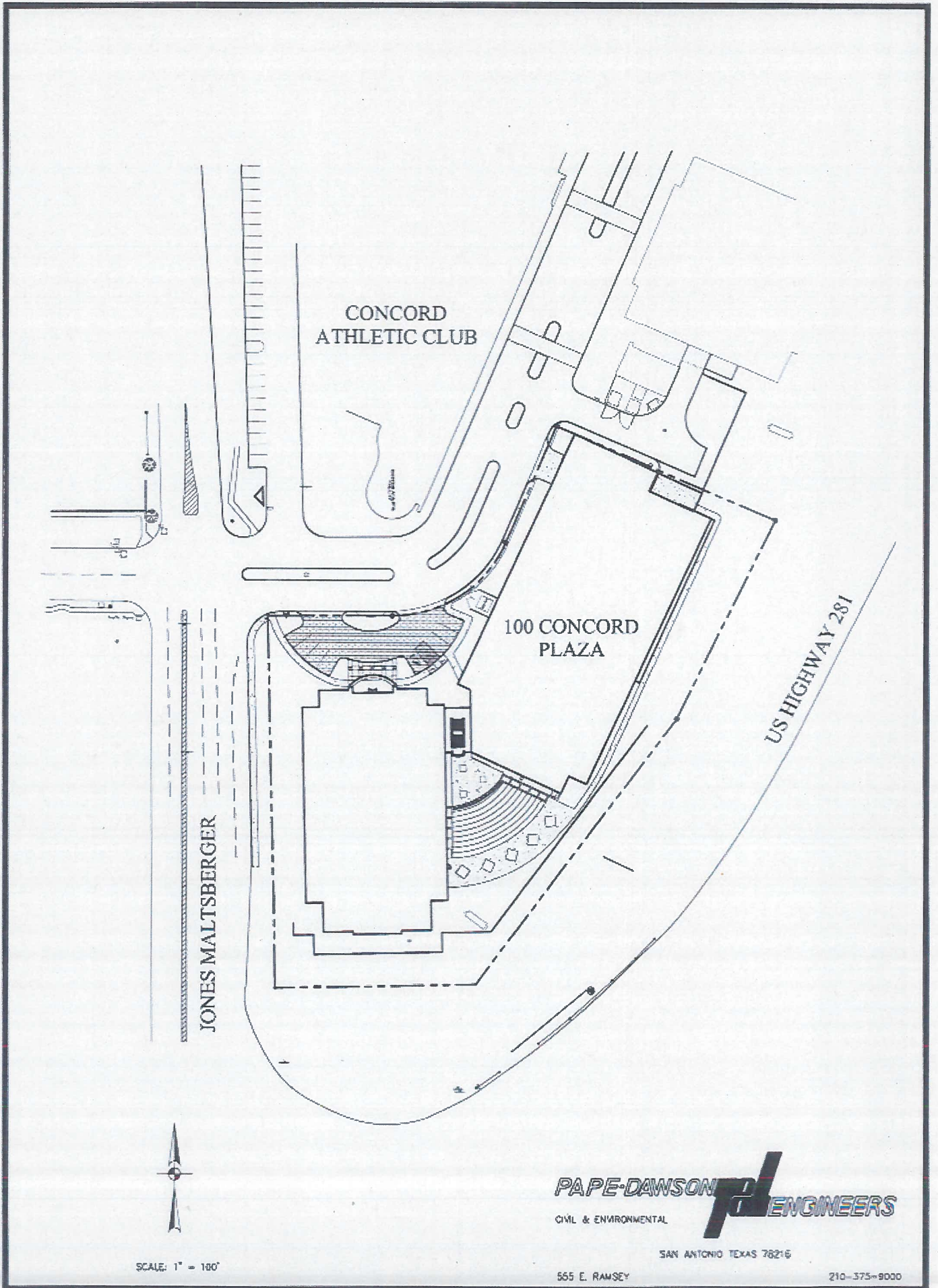
TO PARTICIPATE IN THE REGIONAL
STORMWATER MANAGEMENT PROGRAM
IN LIEU OF ON-SITE DETENTION SYSTEM

July, 1999



John K. Rinehart
7/25/99

PAPE-DAWSON ENGINEERS, INC.



CONCORD
ATHLETIC CLUB

100 CONCORD
PLAZA

JONES MALTSBERGER

US HIGHWAY 281



SCALE: 1" = 180'

PAPE-DAWSON **PD** ENGINEERS
CIVIL & ENVIRONMENTAL

SAN ANTONIO TEXAS 78216

555 E. RAMSEY

210-375-9000

I. EXISTING CONDITIONS

Area	:	=	2.404 acres
C	:	=	0.65
Tc	:	=	10 min
I ₍₂₅₎	:	=	7.44 IN/HR
Q ₍₂₅₎	:	=	11.63 cfs

II. PROPOSED CONDITIONS

Area	:	=	2.40 acres
C	:	=	0.95
Tc	:	=	10 min
I ₍₂₅₎	:	=	7.44 IN/HR
Q ₍₂₅₎	:	=	16.96 cfs

III. NET INCREASE OF DOWN STREAM FLOW (25 YEAR STORM)

= 5.33 cfs

REGIONAL STORMWATER MANAGEMENT PARTICIPATION FORM

print or type clearly

DATE: 07/21/99

NAME OF SITE: 100 Concord Plaza

ADDRESS OF SITE: Between Jones-Maltsberger and U.S. Highway 281

WATERSHED: Olmos Creek

TYPE OF DEVELOPMENT: Office Building and Parking Garage

ACREAGE OF PARTICIPATION: 2.40

OWNER-DEVELOPER: Mack-Cali Realty Corporation

ENGINEER/CONTACT: Thomas M. Carter, P.E.

FIRM: Pape-Dawson Engineers, Inc.

PHONE: (210) 375-9000

POADP FILE NUMBER: _____

PLAT No. 990355

COST PER ACRE: \$0 - Exempt

TOTAL COST: \$0 - Exempt

Office Use Only

PLAN No. _____

CITY COUNCIL DISTRICT No. _____

ACCT. No. _____

I am the owner(s), or an agent of the owner, authorized to execute this acknowledgment, of the above described property. It is acknowledged that the proposed development of the property will impact the above noted watershed and that said development falls under the provisions of Ordinance No. 86711 passed and approved the 25 day of September 1997. Further, it is acknowledged that I have elected to pay a stormwater development fee, in the applicable amount as set out in the current fee schedule, in lieu of constructing on site facilities

OWNER NAME Mack-Cali Realty Property L.P.
(print)

OWNER 
(signature)

It is acknowledged that the stormwater development fee for development of property, as described above, is hereby accepted. It is further acknowledged that said fee shall be placed into the Regional Stormwater Management Program account and shall be used solely in the manner prescribed in Ordinance No. 86711 passed and approved the 25 day of September 1997.

CITY _____

CONCORD NEXUS
OFFICE BUILDING
Development Permit #199810880

DRAINAGE STUDY

TO PARTICIPATE IN THE REGIONAL
STORMWATER MANAGEMENT PROGRAM
IN LIEU OF ON-SITE DETENTION SYSTEM

August, 1998



August 27, 1998

Mr. Burt Rubio
City of San Antonio, Public Work Department
Drainage Division
114 West Commerce
San Antonio, TX

Re: Concord Nexus Office Building
Plan No. 199810880

Dear Mr. Rubio:

Please find attached the drainage study report for the construction of the Concord Nexus Building and the associated parking garage. This project will result in a 4.43 acre increase in impervious cover.

The proposed development will increase the peak flow downstream of the project by 9.84 cfs. (See attached calculations) The project drains directly into the flood pool of the Olmos Dam and therefore will have a limited effect on the regional drainage condition.

On July 14, 1998, Pape-Dawson submitted a report analyzing the effect of the proposed channel fill on the adjacent landowners upstream and downstream of the site. (titled "Central Business Park, Lot 4 Drainage Study").

Attached is a flood plane development permit and verification of payment for improvements to the Olmos Basin. Although this payment was made prior to the drainage ordinance, this payment should be considered a contribution to the Regional Stormwater Management Program.

Please take whatever actions are required to issue the Building Permit for this project based on this analysis.

Please feel free to contact me if you have any questions. Thank you for your help.

Sincerely,
Pape-Dawson Engineers, Inc.

Gene Dawson, Jr., P.E.
President

Attachment

4318\00\WORD\LETTER\980824A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

DRAINAGE REPORT
FOR
CONCORD NEXUS OFFICE BUILDING

August 27, 1998
(Revised 10-7-98)

I. EXISTING CONDITIONS

Area	:	=	8.32 acres
$C = \frac{(1.25)(0.95) + (7.07)(0.70)}{8.32}$:	=	0.73
T_c	:	=	10 min
$I_{(25)}$:	=	7.44 IN/HR
$Q_{(25)}$:	=	45.19cfs

II. PROPOSED CONDITIONS

Area	:	=	8.32 acres
$C = \frac{(5.68)(0.95) + (2.64)(0.70)}{8.32}$:	=	0.87
T_c	:	=	10 min
$I_{(25)}$:	=	7.44 IN/HR
$Q_{(25)}$:	=	53.85 cfs

III. NET INCREASE OF DOWN STREAM FLOW (25 YEAR STORM)

= 8.66 cfs

REGIONAL STORMWATER
MANAGEMENT PARTICIPATION FORM

DATE: 08/27/98

NAME OF SITE: CONCORD NEXUS OFFICE BUILDING

ADDRESS OF SITE: BETWEEN JONES-MALTSBERGER AND US. HWY. 281

WATERSHED: OLMOS CREEK

TYPE OF DEVELOPMENT: OFFICE BUILDING AND PARKING GARAGE

ACREAGE OF PARTICIPATION: 4.43 ACRES

OWNER-DEVELOPER: SX LIMITED

ENGINEER/CONTACT: THOMAS M. CARTER, P.E.

FIRM: PAPE-DAWSON ENGINEERS, INC . PHONE: (210) 375-9000

POADP FILE NUMBER: _____

PLAT NO. 890165 PLAN NO. 1998 10880

COST PER ACRE: \$ 0 EXEMPT

TOTAL COST: \$ 0 EXEMPT

I am the owner(s), or an agent of the owner, authorized to execute this acknowledgement, of the above described property. It is acknowledged that the proposed development of the property will impact the above noted watershed and that said development falls under the provisions of Ordinance No. 86711 passed and approved the 25th day of September, 1997. Further, it is acknowledged that I have elected to pay a stormwater development fee, if the applicable amount as set out in the current fee schedule, in lieu of constructing on-site facilities.

AGENT

It is further acknowledged that the stormwater development fee for development of property, as described above, is hereby accepted. It is further acknowledged that said fee shall be placed into the Regional Stormwater Management Program account and shall be used solely in the manner prescribed in Ordinance No. _____ passed and approved the _____ day of _____, 1997.

CITY

CITY OF SAN ANTONIO
FLOOD PLAIN DEVELOPMENT PERMIT

Permit Number 108

DATE 01/22/90

Application Number 126

PERMITTEE PARK CENTRAL JOINT VENTURE HAS APPLIED FOR A FLOOD PLAIN DEVELOPMENT PERMIT ON 01/22/90. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION: Non-Residential; DEVELOPMENT: Subdivision, Fill-Permanent ON THE FOLLOWING DESCRIBED PROPERTY: CENTRAL BUSINESS PARK UNIT 2

TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- () For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- () For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- () Permittee must submit a certification from a registered professional engineer, or surveyor that the finished floor level of the structure has been constructed at the specified elevation.
- () For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- () Other provisions (see attached list)

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Siemens
Permittee Signature

1-23-90

Date

David Allen
RECOMMEND FOR APPROVAL

1-23-90

Date

Joe Acuna
FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

1/23/90

Date



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 24, 1989

Mr. Steve Lee
Quincy Lee Industries
634 W. Sunset
San Antonio, Texas 78216-6992

Dear Mr. Lee:

Please be advised that the City of San Antonio Department of Public Works has agreed, subject to certain requirements as enumerated below, to approve the replatting for reclamation and development purposes of your property (approximately 11 acres more or less) and being Lots 4 and 5, Block 1, NCB 16743 of the Central Business Park Unit 2 Subdivision which are presently below the 728 flood elevation of the Olmos Basin.

The requirements necessary for the proposed replatting are as follows:

- A. All building areas which are to be replatted out of the Olmos Basin drainage easement are to be filled above the 728' elevation prior to building construction thereon and the estimated cost of such fill improvements may be bonded in lieu of placement of the fill prior to plat recordation in accordance with the City of San Antonio's Unified Development Code.
- B. The water storage volume to be displaced by the planned fill improvements, as determined from the original natural topography of the property and estimated to be 60,000 cubic yards, must be replaced by equivalent excavation of the San Pedro Creek channel between San Pedro and McCullough which is an area that the Director of Parks and Recreation, Mr. Ron Darner, and I have approved for such purposes. The excavation work must also be completed or bonded prior to recordation of the above referenced plat. The fill work may be done simultaneous with excavation only if the excavated fill material is used as the fill. If the fill material is from a location other than the excavation site, then the excavation must be accomplished before the fill.

Olmos C.

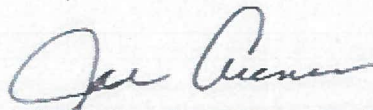
Submit following:

Volume

- ① Cross-Sections and Calculations for proposed fill, down
 - ② Cross-Sections and Volume Calculations for proposed excavation
- Should be equal

Mr. Steve Lee
October 24, 1989
Page Two

My staff has been advised of this agreement and you may proceed to complete the necessary engineering and make your plat application in accordance with the above requirements.



Joe A. Aceves, P.E.
Director of Public Works

JAA:emh

cc: Steve Horvath

CITY OF SAN ANTONIO

• • 89X 83990
SAN ANTONIO TEXAS 78283-3966

PAPE-DAWSON
ENGINEERS, INC.
RECEIVED

JAN 25 1996

January 17, 1996

FILE

Mr. Gene Dawson Jr.
Pape Dawson Engineers
9310 Broadway Building II
San Antonio, Texas 78217-5987

RE: CONCORD PLAZA OFFICE BUILDING

Dear Mr. Dawson:

The drainage easements shown on Central Business Park Unit 2 were replatted on Central Business Park Unit 2 Resubdivision Plat, into lots 4 and 5. Our approval of the replat, was based upon the excavation required to offset the filling of the drainage easements in lots 4 and 5. The original excavation area was along the Olmos Creek banks, upstream of McCullough. It was necessary to maintain the storage volume of the Olmos Basin as it was originally planned.

We have reviewed your report accompanying your letter of November 20, 1995. We concur that the storage volume in question is equivalent to 40,000 cubic yards.

Please proceed with the preparation of plans and specifications, with archaeological and environmental assessments for the excavation site you have indicated between Basse Road and the transmission line just west of McCullough. The project is to be constructed prior to or in conjunction with filling of the Concord Plaza Site. This will not be considered as an add-on to a city project.

Coordination between Parks and Recreation, Public Works, and Developer is essential.

AN EQUAL OPPORTUNITY EMPLOYER

100.00
(1.0)
Steven Q. Lee

1335 NE Loop 410
San Antonio, TX 78209

August 4, 1997

Mr. Gabriel Perez
City of San Antonio
Department of Public Works
Capital Programs Division
P.O. Box 839966
San Antonio, TX 78283-3966

RE: Olmos Basin Excavation Payment (Ordinance # 86192)

Dear Mr. Perez,

We are in receipt of your letter of 7/30/97 regarding acceptance of our proposed payment in lieu of replacement excavation in the Olmos Basin as required for the platting of lots 4 & 5, Central Business Park, Unit 2. Our check in the amount of \$200,000.00 as provided for in Ordinance #86192 (6/19/97) is enclosed.

Please note that the original excavation requirement was established in Paragraph B of the City letter of 10/24/89 (attached) and modified to the present 40,000 cyds by subsequent letter of 1/17/96 (also attached). It is our understanding that the enclosed payment is in full satisfaction of the replacement excavation requirements for the referenced lots. Please confirm that we have correctly interpreted the City's intent prior to accepting our payment.

Yours truly,



Steven Q. Lee