



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

April 28, 2016

Laddie Denton
Alamo Gardens, Inc.
11 Lynn Batts Lane, Suite 100
San Antonio, TX 78218

SUBJECT: Floodplain Variance
SWE# 28753 Beitel Creek Commercial CLOMR
FPV# 16-002

Dear Mr. Denton:

The TCI/Floodplain Management Division has been in review of the Conditional Letter of Map Revision (CLOMR) associated with the proposed improvements related to Beitel Creek Commercial development. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F "Floodplains" as follows:

1. The proposed development does not meet the following UDC requirements:
 - Appendix F, Subdivision C, Section 35-F124 (e) which states that the engineer of record must demonstrate in the flood study that the proposed development will not increase the regulatory 1% annual chance floodplain velocities above six (6) fps. In addition, no increase in velocities will be permitted if predevelopment velocities in the floodplain exceed six (6) fps unless proven that the existing channel/creek is stable (i.e. rocky bottom) and no signs of erosion or scour are occurring in predevelopment conditions.
 - Appendix F, Subdivision C, Section 35-F124 (f) (20) which states that 1% annual chance floodplain reclamation in areas of ineffective flow where floodplain storage volume lost to reclamation must be offset by comparable excavation within the same creek floodplain.
2. A variance to the above UDC requirements will be required by TCI/Floodplain Management Division prior to approval of the CLOMR, issuance of the FEMA MT-2 Form, and issuance of the Floodplain Development Permit (FPDP).
3. The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:
 - The engineer of record has demonstrated that the proposed fill within the 1% A.C. floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site.

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- The engineer of record has indicated that those sections within the improved channel where velocities do exceed 6 fps will be lined with a rock rip rap to provide erosion protection.
 - The engineer of record has provided wetland mitigation plans as a result of the U.S. Army Corps of Engineers permit that will restore some storage volume to Beitel Creek that results in only a 9.7% loss in floodplain volume.
 - As part of the June 1998 Ordinance 88045, the City of San Antonio conveyed the subject site to Alamo Park (now Alamo Gardens). The ordinance recognized Alamo Park's intent to reclaim "as much as the City Property as possible" and provide a right for "maximum reclamation".
4. TCI will support a variance to the above UDC requirements with the following conditions:
- Construction activities associated with the project that will result in a change in the alignment, width, or elevation of a FEMA designated floodplain shall not commence prior to a CLOMR being submitted to FEMA, performance bond for the CLOMR and LOMR submitted to the TCI/Floodplain Management Division, and the issuance of a FPDP by the TCI/Floodplain Management Division.
 - The Certificate of Occupancy for any building permits associated with this project shall remain on hold until a LOMR and a final elevation certification is submitted to TCI/Floodplain Management Division.

If the Variance is approved by the Planning Commission, TCI/Floodplain Management Division will issue a floodplain development permit once the above conditions are met. If you have further questions or require any further assistance and/or information, please contact Sabrina Santiago at (210) 207-0182 or via email (sabrina.santiago@sanantonio.gov).

Sincerely,



Arthur E. Reinhardt IV, PE, CFM
Assistant Director, Floodplain Management
TCI Department

Att(s): Exhibit 1-Vicinity Map

cc: Caleb Chance, P.E., Pape-Dawson Engineers, Inc.
City of San Antonio, Planning Commission