



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

June 5, 2015

Song Tan, P.E.
2000 NW Loop 410
San Antonio TX 78213

**Re: Floodplain Variance- AP# M2008117
5506 De Zavala
FPV# 15-3621**

Dear Mr. Tan:

The Transportation & Capital Improvements (TCI) Storm Water Division has been in review of the Building Permit associated with the commercial construction a Starbucks at 5506 De Zavala Rd. 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-F133 (c) (1-4) Construction within the 1% AC flood hazard area prior to the FEMA approval of a CLOMR.
2. A variance to the above UDC requirements will be required prior to TCI Storm Water Division full approval of the commercial building permit and floodplain development permit. Pape-Dawson has requested that construction in the floodplain be allowed prior to FEMA approval of the CLOMR.
3. TCI Storm Water Division will support a variance to the above UDC requirements due to the following conditions:
 - Pape-Dawson is currently working with COSA to get an approved CLOMR. No work will be allowed within the floodplain prior to COSA approval of the CLOMR and the floodplain development permit.
 - The proposed changes to the 1% annual chance flood hazard area are due to proposed improvements to existing drainage infrastructure.
 - An underground drainage system (multiple-barrel culvert) will be installed at the location of an existing earthen channel. The proposed drainage system will contain the floodplain.

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- Based on calculations provided by Pape-Dawson, the current portion of the floodplain to be revised is a result of backwater from the main conveyance channel. The proposed underground system will not affect flow through the main conveyance channel.
- Based on calculations provided by Pape-Dawson, the proposed improvements will not adversely affect the drainage on Silicon Drive, which is upstream of the proposed culverts.

If the Variance is approved by the Planning Commission, TCI Storm Water Division fully approve the drainage review for the commercial building permit and will issue the floodplain development permit. If you have further questions or require any further assistance and/or information, please contact Lee Muniz [lee.muniz@sanantion.gov, (210) 207-0096] or Jacob Powell, P.E. [jacob.powell@sanantonio.gov, (210) 207-0176].

Sincerely,



Arthur E. Reinhardt IV, PE, CFM
Assistant Director, Storm Water Division
Transportation & Capital Improvements

Attn(s): Exhibit 1-Vicinity Map

cc: Song Tan P.E. Pape-Dawson
City of San Antonio, Planning Commission