



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

May 13, 2016

Edward K. Kopplow
Kopplow Development, LLC.
7373 Broadway, Suite 101
San Antonio, TX 78209

Re: Floodplain Variance
SWE# 30992 Culebra 11 Acre CLOMR
FPV# 16-003

Dear Mr. Kopplow;

The TCI Storm Water Division has reviewed the Conditional Letter of Map Revision (CLOMR) associated with the proposed improvements related to the Culebra 11 Acre Commercial Development. The proposed development is not in compliance with the 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 (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 Storm Water Division prior to approval of the CLOMR, issuance of the FEMA MT-2 Forms, 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 and retaining wall within the 1% annual chance floodplain will not cause an increase in water surface elevations upstream or downstream of the subject site because the fill is within the ineffective flow areas downstream of Loop 410 bridge crossing with Leon Creek.
 - The engineer of record has proven that compensatory excavation is not required due to the City's regional detention facility previously constructed southwest of the subject property. Further, in order to meet the City's Tree Ordinance, the trees located in the floodplain must be preserved. Implementing compensatory

excavation would require a variance to the City's Tree Ordinance due to the removal of trees needed to facilitate the excavation.

- The engineer of record has proven that the City's regional detention facility southwest of the subject property has increased the inundation area that results from the 1% annual chance storm event. The subject property was previously cleared and filled with an approved Floodplain Development Permit issued in 1997, prior to the current 1% annual chance floodplain becoming effective (DFIRM 2010) and the construction of the regional detention facility which occurred in the early 2000s.
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 Storm Water Division, and the issuance of a FPDP by the TCI Storm Water 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 Storm Water Division.

If the Variance is approved by the Planning Commission, TCI Storm Water Division will issue a FPDP 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, Storm Water Division
Transportation & Capital Improvements

Attm(s): Exhibit 1-Vicinity Map

cc: Steven Dean, PE, CFM Pape-Dawson Engineers, Inc.
City of San Antonio, Planning Commission