



CITY OF SAN ANTONIO  
**TRANSPORTATION & CAPITAL IMPROVEMENTS**

May 17, 2016

Luke R. Spellmeier  
EVC Texas GP, L.C.  
3501 SW Fairlawn Rd., Suite 200  
Topeka, KS

**SUBJECT: Floodplain Variance**  
**SWE# 32412 Meadowwood Estates Subdivision 1A**  
**FPV# 16-004**

Dear Mr. Spellmeier:

The TCI Storm Water Division has been in review of the Meadowwood Estates Unit 1A Subdivision Plat #160220. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix H "Storm Water Design Criteria Manual" as follows:

1. The proposed development does not meet the following UDC requirements:
  - Section 14.3.2 Drainage Easements - The limits of easements for natural watercourses shall be the ultimate one hundred (100) year floodplain or the ultimate twenty-five (25) year plus freeboard whichever is less
2. A variance to the above UDC requirements will be required by TCI Storm Water Division prior to approval of Meadowwood Estates Subdivision Unit 1A, 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:
  - If the applicant complies strictly with the provisions of these regulations, he/she can make no use of his/her property.
  - The hardship relates to the applicant's land, rather than personal circumstances.
  - The hardship is unique, or nearly so, rather than one shared by many surrounding properties.

- The hardship is not the result of the applicant's own action.
  - Granting of the variance will not be injurious to other properties and will not prevent the orderly subdivision of the other properties in the area in accordance with these regulations.
4. TCI will support a variance to the above UDC requirements with the following conditions:
- The proposed improvements do not adversely impact other structures or significantly alter the floodplain.
  - TCI Storm Water Division requires that the building be located outside of the drainage easement.

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 Jacob Powell at (210) 207-0176 or via email ([Jacob.powell@sanantonio.gov](mailto:Jacob.powell@sanantonio.gov)).

Sincerely,



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

Attachment: Exhibit 1-Vicinity Map

cc: Juan Rodriguez, Project Manager, KFW Engineers  
City of San Antonio, Planning Commission