



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

November 1, 2016

Frank Massey
Stinger Certified Asset Recovery
PO Box 790407
San Antonio, TX 78279

Re: FPV# 16-009-Floodplain Variance for SWE# 31461 Scar Subdivision CLOMR

Dear Mr. Massey;

The TCI Storm Water Division has reviewed the Conditional Letter of Map Revision (CLOMR) associated with the proposed improvements related to the Beitel Creek Tributary. 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 (e) which states that the engineer of record must demonstrate that the development will not increase the regulatory 1% annual chance floodplain velocities above six (6) fps. No increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps.
 - Appendix F, Subdivision C, Section 35-F124 (f) (20) which states that the 1% annual chance floodplain reclamation in overbank areas subject to extensive shallow (0'-3') flooding where flood velocities in the overbank area are less than three (3) fps and where the floodplain storage volume lost to reclamation is 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 increase in velocities as a result of the proposed fill on the subject site are within the existing channel

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SCAR CLOMR
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and proven that velocities return to existing conditions just upstream of the existing earthen channel. Furthermore, the engineer has shown that the placement of Turf Reinforcement Matting will help to mitigate the increase in velocities.

- The engineer of record has proven that proposed reclamation will not cause increases in water surface elevations within the 100-year floodplain. Further analysis has proven, in addition, no adverse impacts to properties upstream or downstream of the subject site.
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 Richard Casiano Jr. at (210) 207-1460 or via email (richard.casianojr@sanantonio.gov).

Sincerely,



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

Attm(s): Exhibit 1-Vicinity Map

cc: Mariya Kretz, PE, CFM Vickrey & Associates
City of San Antonio, Planning Commission