PPR 74161
FPV-16-009

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	SCAR Subdivision
A/P # /PPR # /Plat #	AP: 2153429
Date:	09/6/2016
Code Issue:	Flood Plain Velocities
Code Sections:	Sec. 35-F124(e)

Submitted By: ☒ Owner	☐ Owners Agent * (Requires notarized Letter of Agent)

Owners Name: Frank Massey	
Company: Stinger Certified Asset Recovery	
Address: PO Box 790407, San Antonio, TX	**Zip Code:** 78279
Tel #: 210-215-5800 **Fax#**	**E-Mail:** flmassey@msn.com
Consultant: David Babineaux	
Company: Vickrey & Associates, Inc.	
Address: 12940 Country Pkwy, San Antonio, TX	**Zip Code:** 78216
Tel #: 210-349-3271 **Fax#**	**E-Mail:** dbabineaux@vickreyinc.com
Signature:	

Additional Information – Subdivision Plat Variances & Time Extensions

1. ☐ Time Extension ☐ Sidewalk ☐ Floodplain Permit ☐ Completeness Appeal
   ☐ Other _____

2. City Council District 10 Ferguson Map Grid 552 E7 Zoning District I2, R5

3. San Antonio City Limits	☒ Yes	☐ No
4. Edwards Aquifer Recharge Zone?	☐ Yes	☒ No
5. Previous/existing landfill?	☒ Yes	☐ No
6. Parkland Greenbelts or open space? Floodplain?	☒ Yes	☐ No

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

September 06, 2016

Administrative Exception / Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

Re: SCAR Subdivision
Floodplain Velocities
Plat No. 150099
V&A Job No. 2525-002-038

☒ Administrative Exception
☐ Environmental Variance
☐ Subdivision Platting Variance – Time Extension

Dear CoSA DSD:

We are requesting an Administrative Exception for the Stinger Certified Asset Recovery project located at 2939 NE Loop 410. The Administrative Exception pertains to Section 35-F124(e) of the Unified Development Code (UDC).

Per the UDC requirements, the storm water velocity within the floodplain may not exceed 6 fps or increase if existing velocities exceed 6 fps.

Stinger Certified Asset Recovery is requesting that the proposed 100-year ultimate velocities that will exceed 6 feet per second (fps) within the Beitel Creek floodplain be acceptable to the City of San Antonio (CoSA) for the following reasons. First, Vickrey & Associates, Inc. (V&A) has performed a floodplain study of the effective and proposed 100-year ultimate conditions of Beitel Creek where fill is proposed within the effective floodplain. Existing velocities within this area currently exceed the 6 fps threshold with values that range between 6.26 fps to 14.96 fps upstream and downstream of the site where fill is to be added. Cross sections analyzed within the proposed area of fill show an increase of velocity that should be considered negligible when compared to the existing high velocities upstream and downstream of the site. The largest velocity increase is seen within cross section 7916 where the effective velocity of 6.47fps increases to 7.66 fps (1.19 fps gain) during the 100-year storm under ultimate conditions (see attached proposed velocities). Second, Stinger Certified Asset Recovery has opted to accept Development Services request of adding Turf Reinforcement Mats at the areas of velocity increase that occur over the filled floodplain.

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An Administrative Exception request is being submitted for approval of the proposed Beitel Creek storm water velocities. If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property. The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. In our professional opinion, the proposed administrative exception/variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

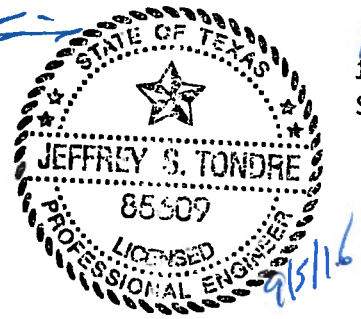
Sincerely,

VICKREY & ASSOCIATES, INC.
TBPE Registration #159 / TBPLS Registration #10004100

David Babineaux, EIT
Junior Engineer

Reviewed and Approved by

Jeffrey S. Tondre, PE, RAS
Senior Project Manager



DB:JST/nmo

Attachments

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

APPROVED APPROVED W/ COMMENTS DENIED

Signature:_____Date: _____

Printed Name: _____Title: _____

Comments: _____

_____

River Sta	Profile	Plan	Q Total (cfs)	W.S. Elev (ft)	Vel Chnl (ft/s)
9969	100-yr	Beitel_CorEff	19582	727.67	14.81
9969	100-yr	prop	19582	727.67	14.81
9969	100-yr Ult	Beitel_CorEff	20271	727.84	14.96
9969	100-yr Ult	prop	20271	727.84	14.96
9933	100-yr	Beitel_CorEff	19582	727.53	8.06
9933	100-yr	prop	19582	727.53	8.06
9933	100-yr Ult	Beitel_CorEff	20271	727.75	8.19
9933	100-yr Ult	prop	20271	727.75	8.19
9883	100-yr	Beitel_CorEff	19582	727.30	8.13
9883	100-yr	prop	19582	727.30	8.13
9883	100-yr Ult	Beitel_CorEff	20271	727.52	8.25
9883	100-yr Ult	prop	20271	727.52	8.25
9559	100-yr	Beitel_CorEff	19582	726.22	8.00
9559	100-yr	prop	19582	726.22	7.99
9559	100-yr Ult	Beitel_CorEff	20271	726.42	8.12
9559	100-yr Ult	prop	20271	726.43	8.11
9098	100-yr	Beitel_CorEff	19582	723.65	9.64
9098	100-yr	prop	19582	723.66	9.63
9098	100-yr Ult	Beitel_CorEff	20271	723.82	9.78
9098	100-yr Ult	prop	20271	723.83	9.77
8557	100-yr	Beitel_CorEff	19582	720.26	7.86
8557	100-yr	prop	19582	720.06	8.13
8557	100-yr Ult	Beitel_CorEff	20271	720.41	7.95
8557	100-yr Ult	prop	20271	720.21	8.20
8071	100-yr	Beitel_CorEff	19582	720.28	4.87
8071	100-yr	prop	19582	720.07	5.01
8071	100-yr Ult	Beitel_CorEff	20271	720.44	4.94
8071	100-yr Ult	prop	20271	720.23	5.07
7916	100-yr	Beitel_CorEff	19582	719.70	7.72
7916	100-yr	prop	19582	719.25	8.56
7916	100-yr Ult	Beitel_CorEff	20271	719.85	7.82
7916	100-yr Ult	prop	20271	719.40	8.67
7779	100-yr	Beitel_CorEff	19582	719.73	6.41
7779	100-yr	prop	19582	719.23	7.57
7779	100-yr Ult	Beitel_CorEff	20271	719.88	6.47
7779	100-yr Ult	prop	20271	719.38	7.66
7615	100-yr	Beitel_CorEff	19582	719.55	4.88
7615	100-yr	prop	19582	719.31	5.17
7615	100-yr Ult	Beitel_CorEff	20271	719.71	4.93
7615	100-yr Ult	prop	20271	719.47	5.22
7111	100-yr	Beitel_CorEff	19582	718.27	6.26
7111	100-yr	prop	19582	718.27	6.26
7111	100-yr Ult	Beitel_CorEff	20271	718.44	6.28
7111	100-yr Ult	prop	20271	718.44	6.28
6625	100-yr	Beitel_CorEff	19582	717.04	6.99
6625	100-yr	prop	19582	717.04	6.99
6625	100-yr Ult	Beitel_CorEff	20271	717.25	6.97
6625	100-yr Ult	prop	20271	717.25	6.97
6221	100-yr	Beitel_CorEff	19582	716.33	6.66
6221	100-yr	prop	19582	716.33	6.66
6221	100-yr Ult	Beitel_CorEff	20271	716.57	6.61
6221	100-yr Ult	prop	20271	716.57	6.61
5803	100-yr	Beitel_CorEff	19582	713.96	10.49
5803	100-yr	prop	19582	713.96	10.49
5803	100-yr Ult	Beitel_CorEff	20271	714.18	10.61
5803	100-yr Ult	prop	20271	714.18	10.61
5489	100-yr	Beitel_CorEff	19582	711.40	12.15
5489	100-yr	prop	19582	711.40	12.15
5489	100-yr Ult	Beitel_CorEff	20271	711.62	12.26
5489	100-yr Ult	prop	20271	711.62	12.26