



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

June 9, 2017

John F. Hennessey
Equity Trust Co.
110 Park Lane
Victoria, TX 77904

**Re: Floodplain Variance- FPV# 17-008
AP# 2207098- 2310 N. Navidad**

Dear Mr. Hennessey;

The TCI Storm Water Division has reviewed the elevation certificate and building permit application associated with the proposed improvements related to 2310 N. Navidad, an existing residential structure. 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-F142 (a) (1) which states that the construction of habitable structures within the regulatory floodplain (base flood) is not allowed. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated one (1) foot above the regulatory floodplain with the lowest adjacent grade at or above the regulatory floodplain.
2. A variance to the above UDC requirements will be required by TCI Storm Water Division prior to approval of the building permit AP# 2207098 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 applicant has indicated that the proposed improvements will bring the dilapidated and currently vacant structure into compliance with the UDC and allow for habitable use.
 - The applicant has shown that the lowest floor elevation is above the base flood elevation and is safe from flooding.
 - The applicant has indicated that the proposed foundation repair associated with the building permit application has been designed to withstand the forces of the flood waters from the 100-year base flood elevation as certified in a letter provided by a registered civil engineer.

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4. TCI will support a variance to the above UDC requirements with the following conditions:

- Construction activities associated with the project meet the minimum finish floor elevations as indicated in Appendix F of the UDC.

If the Variance is approved by the Planning Commission, TCI Storm Water Division will issue a FPD 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,



Jacob J. Powell PE, CFM
Storm Water Engineering Manager
Floodplain Administration & Development Review

Attm(s): Exhibit 1-Vicinity Map

cc: City of San Antonio, Planning Commission