



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

March 1, 2019

Torry Hurt, PE
KFW Engineers
3421 Paesanos Parkway
San Antonio TX 78133

Re: Floodplain Variance
SWE# 38333 Babcock All Weather Crossing CLOMR
Plat 18-900109
FPV# 19-004

Dear Mr. Hurt:

Transportation & Capital Improvements (TCI) has reviewed the flood study associated with the proposed excavation and fill in the floodplain related to the Babcock (9 acres) project within the Huesta Creek Tributary A floodplain. The proposed development is not in compliance with Section 35-F125 of the City of San Antonio Unified Development Code (UDC) as follows:

1. The proposed development does not meet the following UDC requirement of Section 35-F124(c)(3) of the UDC which states that development is only allowable when "Increase in water surface elevation for the 1% annual chance floodplain does not exceed six (6) inches." This project proposes to create a rise greater than 0.5' (6 inches) on the owner's property.

Therefore a variance is required for this condition. This variance intends to waive this requirement of the UDC and issue a floodplain development permit (FPDP) for the proposed excavation and fill once the Sitework Permit is approved.

A variance to the above UDC requirements will be required by TCI prior to approval of Plat #18-900109.

The engineer of record has provided the following information to assist with the review of the variance to the above UDC requirements:

- (1) The hardship requiring this AEVR is unique to the property. The existing water surface elevation is lower in elevation because of the drop structure. By removing the structure the water surface returns to normal depth. This happens just offsite of only one cross-section and is contained within an existing easement.
- (2) This AEVR corresponds to the spirit of the UDC.

The proposed water surface elevation is at or below the existing water surface elevation therefore adhering to the spirit of the code.

- (3) The Owner has sought to minimize any potentially adverse impacts on the public health, safety, and welfare. By removing the existing drop structure the nominal water surface at the property line actually drops and will be contained within the proposed channel therefore improving the public health and welfare of the home owners of the subdivision downstream of the site.

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 the Sitework Permit being approved and the issuance of a FPDP by the TCI Storm Water Division.
- Subsequent plat and/or building permit submittals will be reviewed to ensure consistency with this permit's drainage and flood study.
- Elevation certificates and/or finished survey data will be required to confirm final elevations are consistent with those shown on the submitted design, exhibits, and models.
- The Certificate of Occupancy for any subsequent building permits associated with this project shall remain on hold until a LOMR is approved by TCI Storm Water Division and FEMA and final elevations are confirmed.

If the Variance is approved by the Planning Commission, TCI will issue a Sitework Permit and FPDP once the above conditions are met. If you have further questions or require any further assistance and/or information, please contact Noah Parsons at (210) 207-8058 or via email noah.parsons@sanantonio.gov.

Sincerely,

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

cc: Torry Hurt, PE, CFM, Project Manager, KFW Engineers & Surveying
City of San Antonio, Planning Commission