



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

May 10, 2021

Shannon Brit
LGI Homes-Texas, LLC.
1450 Lake Robbins Dr. Suite 430
The Woodlands, TX 77380

Re: Floodplain Variance (FPV) #21-003
SWE# 38718-The Preserve at Medina Letter of Map Revision (LOMR)

Dear Ms. Brit;

The Public Works Department Storm Water Division has been in review of the Preserve at Medina Letter of Map Revision (LOMR) associated with the proposed floodplain reclamation of the Unnamed Tributary 6 in Medina River. The proposed development is not in compliance with the current City of San Antonio Unified Development Code (UDC) Appendix F – Floodplains.

1. The proposed development does not meet the following UDC requirements:
 - Appendix F, Section 35-F124(c)(3), which allows increases in water surface elevations for the 1% annual chance floodplain (100-year) that does not exceed six inches (6”) in depth.
2. A variance to the above UDC requirements will be required by Public Works Storm Water Division prior to approval of the LOMR and issuances of the FEMA MT-2 form(s).
3. The applicant has provided the following information to assist with the review of the variance to the above UDC requirements:
 - The applicant’s engineer has provided a flood study that proves outside of the project boundaries or the subject site there are no other rises in water surface elevations or velocities.

- The applicant's engineer has shown through the flood study, that the velocities within the reclaimed area as well as where the rises in water surface elevations occur, are between 2 and 4 feet per second.
 - The applicant's engineer has demonstrated that the rises including the 100-year ultimate development flow is contained within a dedicated public drainage easement depicted on the Preserve at Medina Unit 1 plat (Plat# 180036).
 - The applicant's engineer has also verified that the property, as referenced above, owns both sides of the channel and dedicated public drainage easements.
4. Public Works will support a variance to the above UDC requirements with the following conditions:
- Once the MT-2 forms have been issued to the engineer, the engineer will submit the LOMR to FEMA for review.
 - Vertical construction of the proposed residential homes adjacent to the Unnamed Tributary 6 in Medina River cannot commence until FEMA has approved the said LOMR.
 - A post-construction elevation certificate will be required for all proposed residential homes that are adjacent to the floodplain of Unnamed Tributary 6 in Medina River to document the finished floor elevation relative to the regulatory floodplain. The homes cannot be occupied until the post-construction elevation certificate has been submitted to, reviewed, and accepted by the Public Works Storm Water Division.

If the Variance is approved by the Planning Commission, Public Works Storm Water Division will issue a floodplain development permit 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 sabrina.santiago@sanantonio.gov.

Sincerely,

Sabrina Santiago

Sabrina Santiago EIT, CFM
Interim Storm Water Engineering Manager

Attachments: AEVR #21-003 Application
Variance Request Hardship Letter
Denied FPDP #2021379

cc: Nefi Garza, PE, Assistant Director, Public Works Storm Water Division
City of San Antonio, Planning Commission