



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5697  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 11/18/2016

**Title:** FPV #16-009: Request by Frank Massey for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract (Zoned I-2 and R-5/R-6) located west of intersection of Loop 410 and IH-35, along Loop 410 frontage rd. Staff recommends [Approval. (Richard Casiano Jr., Engineering Associate, (210) 207-1460, Richard.casianojr@sanantonio.gov, TCI Department)]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Approval Letter to Applicant, 2. Site Work Map, 3. Variance Request, 4. Flood Plain Permit - Denied

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Transportation & Capital Improvements

**SUBJECT:**  
Beitel Creek CLOMR

**SUMMARY:**  
Request by Frank Massey for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract (Zoned I-2 and R-5/R-6) located west of intersection of Loop 410 and IH-35, along Loop 410 frontage rd. Staff recommends Approval. (Richard Casiano Jr., Engineering Associate, (210) 207-1460, Richard.casianojr@sanantonio.gov, TCI Department)

**BACKGROUND INFORMATION:**  
 Council District: District 6  
 Filing Date: September 30, 2016  
 Owner: Stephen Preston, Stinger Certified Asset Recovery.  
 Engineer/Surveyor: Vickrey and Associates  
 Staff Coordinator: Richard Casiano Jr., Engineering Assoc., (210) 207-1460

**ANALYSIS:**

**Variance Request:**

On September 8, 2016, the applicant requested a variance from Sections 35-F124 (e) and 35-F124 (f) (20) of the Unified Development Code (UDC). The TCI Department, Storm Water Division has no objection to the granting of the variance as indicated in the attached report (**ATTACHMENT #1**).

**FEMA Study:**

A CLOMR was prepared to reclaim the subject site from the effective floodplain for proposed development. The study has shown no increase in water surface elevations within Beitel Creek and proven no adverse impact to adjacent properties or the FEMA 1% annual chance floodplain with the proposed improvements. Within the study reach, Beitel Creek consists of a earthen channel along the rear of the Stinger Certified Asset Recovery property limits. This CLOMR is updating the models to reflect said improvements.

It is noted that a Floodplain Development Permit (FPDP) will not be issued until a CLOMR is approved by FEMA. In addition, a Letter of Map Revision (LOMR) must be prepared and approved by FEMA indicating the as-built conditions for the said Beitel Creek to release any building permits for approval.

**Aquifer Review:**

The subject property is not located within the Edwards Recharge Zone.

**RECOMMENDATION:**

Staff reviewed the request, and found it to be in conformance with the Unified Development Code (UDC) with exception of the Variances mentioned above. In regards to this Variance, staff does concur since the fill does not increase water surface elevation upstream or downstream of the subject site. Therefore, the Director of TCI recommends approval of the variances.