



CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

ADMINISTRATIVE EXCEPTION/VARIANCE REQUEST APPLICATION

Project Name:	Heron Valley Phase 1		
A/P #/PPR #/Plat #	24-11800389		
Date:	October 31, 2024		
Code Issue:	35-506(q)		
Code Sections:	35-506(q)(2)(A) & 35-506 (b)(1)		
Submitted By:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Owners Agent * (Requires notarized Letter of Agent)	
Owners Name:	Adrian Tames		
Company:	H&G Homes		
Address:	84 NE Loop 410 Suite 242		Zip Code: 78216
Tel #: (210)-966-2025	Fax#	E-Mail: tamesadrian@hotmail.com	
Consultant:	Javier Castillo, P.E.		
Company:	BGE INC.		
Address:	7330 San Pedro Avenue Suite 202		Zip Code: 78216
Tel #: (210)-581-3600	Fax#	E-Mail: acastello@bgeinc.com	
Signature:			

Additional Information – Subdivision Plat Variances & Time Extensions

1.	<input type="checkbox"/> Time Extension	<input checked="" type="checkbox"/> Sidewalk	<input type="checkbox"/> Floodplain Permit	<input type="checkbox"/> Completeness Appeal
	<input type="checkbox"/> Other <input type="text"/>			
2.	City Council District <input type="text" value="6"/>	Ferguson Map Grid <input type="text" value="1868"/>	Zoning District <input type="text" value="R-6"/>	
3.	San Antonio City Limits	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
4.	Edwards Aquifer Recharge Zone?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
5.	Previous/existing landfill?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
6.	Parkland Greenbelts or open space? Floodplain?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	



Date: October 24, 2024

Administrative Exception / Variance Request Review¹
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, TX 78204

Re: Project Name: Heron Valley Phase 1
Plat Number: 24-11800389
UDC Code Section or Issue: Section 35-506(q)(2), Section 35-506(b)(1)

Administrative Exception

Dear Development Services,

The Heron Valley development is located 300 feet north of the intersection of Silent Sunrise and Heath Circle Drive and is requesting consideration for an administrative exception for Section 35-506(q). The AEVR request considers Section 35-506(q)(2)(A) – Sidewalk Exceptions and Section 35-506(b)(1) from the City of San Antonio’s Unified Development Code. UDC Section 35-506(q)(2)(A) states the following, “...sidewalk shall not be required...when the director of development services or county engineer, in consultation with the director of transportation and capital improvements, determines that the sidewalks will interfere with or disrupt existing drainage systems”. Additionally, Section 35-506(b)(1) states that, “sidewalks shall not be required...A county street cross-section is a street section with no curb and no sidewalk and utilizes bar ditches to convey storm drainage off the street”. Existing Heath Circle Drive conditions consist of a county road cross-section, which involves no curb, no sidewalks, and a bar ditch adjacent to the road pavement. In addition, there is no direct point of connection to any existing sidewalk, as there is none to the north or south of the subject tract. Please see below (Image 1) for the current conditions of Heath Circle Dr. along the development’s east property boundary.



Image 1: Current Heath Circle Drive Cross Section



If a proposed sidewalk is constructed within Heath Circle Dr. and no further improvements are made to the right-of-way, the flow in the street will be disrupted. Therefore, increasing the possibilities of ponding the road by not allowing the runoff to continue its natural pattern through the bar ditch. The proposed Heron Valley Development will improve the existing bar ditch conditions by defining the cross section, consequently increasing the capacity of the channel, and safely routing the flow through the site. Existing and Proposed drainage area maps are attached to this comment response letter along with the proposed profile of the previously referenced channel.

Additionally, the items required by the UDC Section 35-483(e) for variance requests are addressed below.

- If the applicant complies strictly with the provisions of these regulations, there will be no reasonable connection for the sidewalk to continue to the north or south of the road. The nearest existing sidewalk is located approximately 100 ft. north of the subject site at the intersection between Heath Circle Drive and Bandberry Bay.
- The hardship is related to the site and there is no personal circumstance or benefit for not installing the sidewalk during the construction of the development.
- The hardship is unique to this property since the existing right-of-way conditions control the drainage patterns in the street.
- The street cross section is not the result of the applicant's own actions since it's a substandard street.
- Granting the variance request will not be injurious to other adjacent properties since we have planned to accept stormwater from the street to prevent the ponding of water in the road.

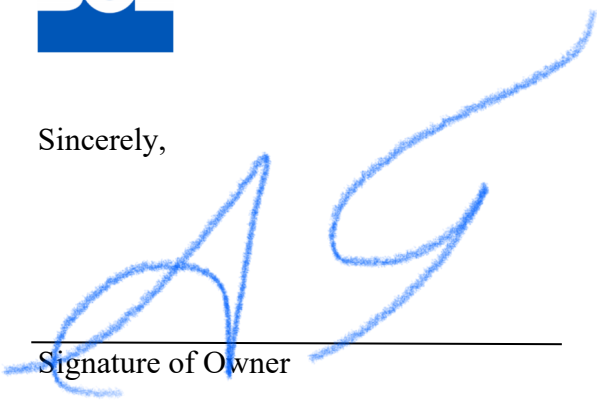
In conclusion, it is our professional opinion, the proposed administrative exception/variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Below is a list of the supplemental documents included with this AEVR request:

- Existing Drainage Area Map
- Proposed Drainage Area Map
- Storm Channel B Plan and Profile



Sincerely,

A large, stylized handwritten signature in blue ink, appearing to be "AS", is written over a horizontal line.

Signature of Owner

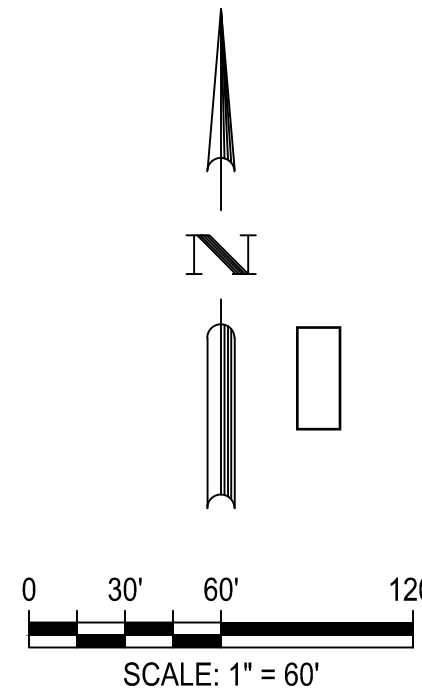
<u>For Office Use Only:</u>	AEVR #:	_____	Date Received:	_____
<u>DSD – Director Official Action:</u>				
<input type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED W/ COMMENTS	<input type="checkbox"/> DENIED		

Signature:	_____	Date:	_____
Printed Name:	_____	Title:	_____
Comments:	_____ _____ _____		

G:\TXC\Projects\San Antonio Projects\2936-00 - Heron Valley\01_Unit 104_ENGR07_Drainage\Drainage Report\Exhibits\FIG 4.0 EXISTING HYDROLOGY.dwg Layout: 10/23/2024 2:13:29 PM By: Calderon



PLAT NUMBER
24-11800389



LEGEND	
	PROPERTY BOUNDARY
	SHEET FLOW TIME OF CONCENTRATION (TOC)
	SHALLOW FLOW TIME OF CONCENTRATION (TOC)
	CHANNEL FLOW TIME OF CONCENTRATION (TOC)
	WATERSHED BOUNDARY
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	FLOW ARROW
	WATERSHED IDENTIFICATION
	COMPUTATION POINT

			EX-A	EX-B	EX-C
			100	100	100
OVERLAND FLOW	LENGTH	FT	0.13	0.13	0.24
	MANNING'S N		0.017	0.046	0.035
	SLOPE	FT/FT	0	0	0
SHALLOW CONCENTRATED FLOW (PAVED)	LENGTH	FT	0	0	0
	MANNING'S N		0	0	0
	SLOPE	FT/FT	0	0	0
SHALLOW CONCENTRATED FLOW (UNPAVED)	LENGTH	FT	1107	419	0
	MANNING'S N		0.060	0.056	0.034
	SLOPE	FT/FT	4.67	1.83	0.00
CHANNEL FLOW	LENGTH	FT	96	1494	817
	MANNING'S N		0.030	0.030	0.030
	SLOPE	FT/FT	0.030	0.030	0.030
TOTAL TIME OF CONCENTRATION		MIN	0.28	7.86	2.40

LAND USE	C VALUE TABLE			
	C VALUE	EX-A (ACRAGE)	EX-B (ACRAGE)	EX-C (ACRAGE)
ZONE R-1 DEVELOPED	69	0	11.33	3.42
UNDEVELOPED	49	6.61	7.22	0.76
TOTAL ACRAGE		6.61	17.2	4.18
WEIGHTED C VALUE		49	66	65

WATERSHED	EXISTING STORM FLOWS		
	5 year flow (CFS)	25 year flow (CFS)	100 year flow (CFS)
DA-A	18.27	25.17	31.10
DA-B	60.07	82.65	102.07
DA-C	15.33	21.11	26.09

DESIGNED BY: JDC
REVIEWED BY: OR
DRAWN BY: JDC

BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 214-598-3360 www.bgeinc.com
TXEPE Registration No. F-1046

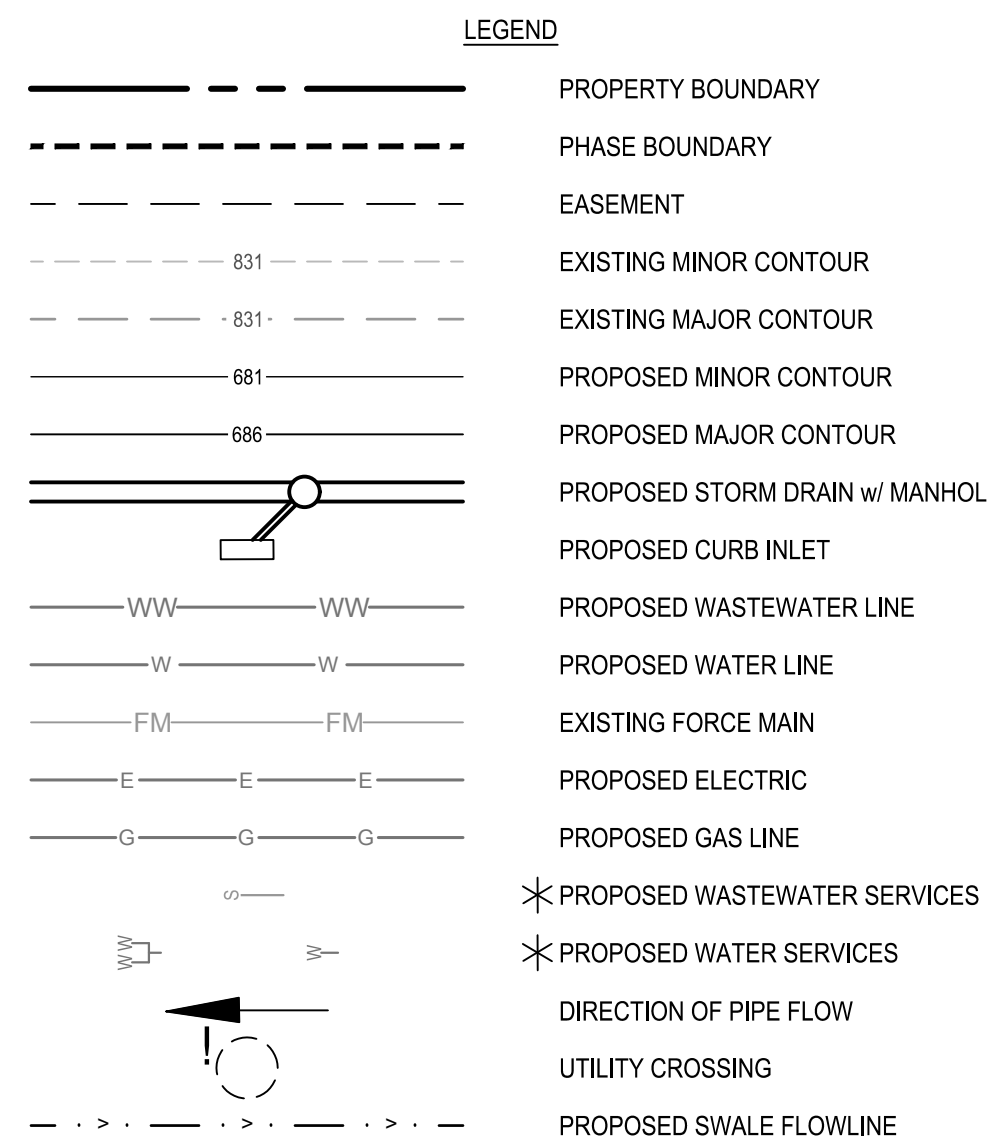
HERON VALLEY PHASE 1
PRE-DEVELOPMENT WATERSHEDS MAP AND
DRAINAGE CALCULATIONS

NOT FOR CONSTRUCTION

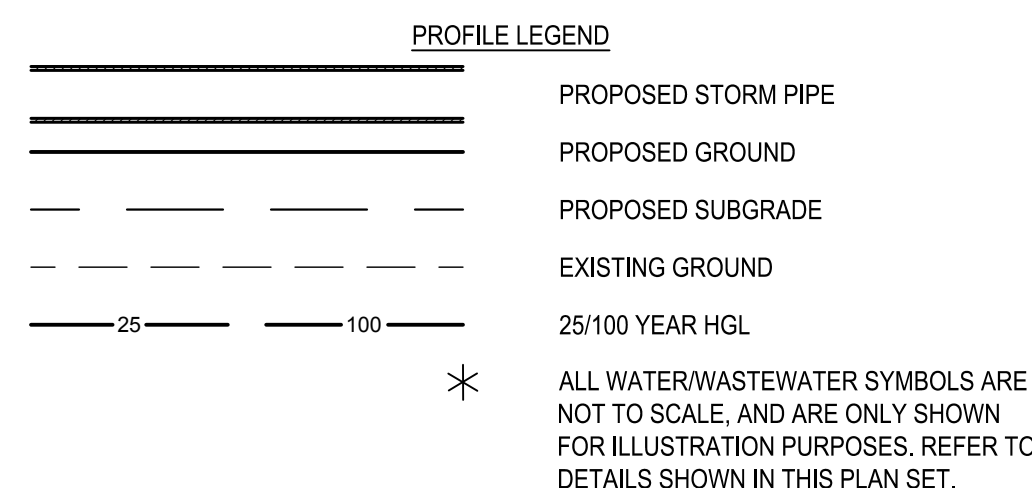
SHEET
EX 4.0

DATE
APR

DESCRIPTION



STRM QVD (100 YEAR) TABLE				
PIPE	EXISTING Q(CFS)	Q (CFS)	V (F/S)	D (FT)
STRM B	27.04	26.50	9.19	1.14



1. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE
2. ALL CONCRETE LINING SHALL DEVELOP A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS
3. FOR NORMAL CONDITIONS, THE CONCRETE LINING SHALL BE A MINIMUM OF FIVE (5) INCHES THICK AND REINFORCED WITH 4.0 ROUND BARS @ 18 INCHES ON CENTER EACH WAY OR WELDED WIRE FABRIC OF 6'x6' - W/DX 6 WIDE, WHERE SURCHARGE, NATURE OF GROUND, HEIGHT AND STEEPNESS OF SLOPE, ETC. BECOME CRITICAL, DESIGN SHALL BE IN ACCORDANCE WITH LATEST STRUCTURAL STANDARDS. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3,000) POUNDS PER SQUARE INCH IN TWENTY-EIGHT (28) DAYS. THE DEPTH OF ALL TOW DOWNS SHALL BE 36 INCHES UPSTREAM, 24 INCHES DOWNSTREAM, AND 18 INCHES FOR SIDE SLOPES. THE CONCRETE COLLARS SHALL BE 18 INCHES LONG AND 18 INCHES HIGH. BLOCK SURS GRADE IN LIEU OF THE ABOVE TOW DOW REQUIREMENTS. THE HORIZONTAL DIMENSIONS OF TOW DOWNS SHALL NOT BE LESS THAN SIX (6) INCHES.
4. CONCRETE COLLARS ARE TO BE USED TO CONNECT STORM PIPE SEGMENTS, PLEASE REFER TO SHEET C06.022 FOR CONCRETE COLLAR DETAIL.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT THE CONTRACTOR'S AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT SHALL IMPLEMENT A TRENCH EXCAVATION SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS COVERING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

CAPACITY VERIFICATION: STA 1+00 TO STA 1+09

$Q_{(a-c)} = 21.43 \text{ cfs}$ $n = 0.013$ $S = 0.54\%$ $D_n = 0.77 \text{ ft}$ $V_n = 5.37 \text{ fps}$ $D = 3.0 \text{ ft}$	$Q_{(a-c)} = 26.50 \text{ cfs}$ $n = 0.013$ $S = 0.54\%$ $D_n = 0.86 \text{ ft}$ $V_n = 5.63 \text{ fps}$ $D = 3.0 \text{ ft}$
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CAPACITY VERIFICATION: STA 1+09 TO STA 5+50

Q _{20-cfs} = 21.43 cfs	Q _{10-cfs} = 26.50 cfs
n = 0.035	n = 0.035
S = 0.50%	S = 0.50%
Dn _{10-cfs} = 1.98 ft	Dn _{20-cfs} = 2.14 ft
Vn _{10-cfs} = 2.73 fps	Vn _{20-cfs} = 2.41 fps
Dn _{20-cfs} = 2.0 ft	Dn _{10-cfs} = 2.0 ft