



CITY OF SAN ANTONIO

FLOOD PLAIN DEVELOPMENT PERMIT



Application Number 24-145

Date 1/24/2024

Permit Number 2024145

1. APPLICANT DATA (Owner)

Company Name Bulletfund I, LLC

First Name Andrew MI Last Guinn

Address: Number 5308 Street Broadway St City San Antonio

State Tx Zip Code 78209 Phone (903) 780-2728

THE ABOVE PERMITTEE HAS APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE FLOOD PLAIN ADMINISTRATOR AND IT IS HIS DETERMINATION THAT THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN IDENTIFIED FLOOD PLAIN OF THE CITY OF SAN ANTONIO OR E.T.J.

THE FLOOD PLAIN ADMINISTRATOR HAS REVIEWED PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT FOR CONFORMANCE WITH THE FLOOD PLAIN ORDINANCE NO. 57969 OF THE CITY OF SAN ANTONIO, TEXAS.

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING PROPOSED CONSTRUCTION:

2. TYPE OF PROPOSED DEVELOPMENT

Proposed use: Non-Residential

*If non-residential or other selected complete the following:

Type of use proposed: Proposed storage unit facility

Occupant Name Phone

3. DESCRIPTION OF CONSTRUCTION - NOTE: Applicant shall provide two sets of plans of the proposed construction or development.

Type: Other Other (Describe): AEVR#23-44400052 associated with plat# 23-11800151 for redevelopment of subject site to self storage facility

ON THE FOLLOWING DESCRIBED PROPERTY:

4. LOCATION

Subdivision Number Lot Number Block NCB Tract

Location Description: 4103 W. Commerce Street

Andrew Guinn

Permittee Print Name

Andrew Guinn

Permittee Signature

Sabrina Santiago

RECOMMEND FOR DISAPPROVAL

Sabrina Santiago

FLOOD PLAIN ADMINISTRATOR (DIR. OF PUBLIC WORKS)

1/25/2024

Date

1/24/2024

Date

1/24/2024

Date

(Conditions and provisions on next page)



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FOR OFFICE USE ONLY

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TO MAINTAIN COMPLIANCE WITH THE FLOOD PLAIN ORDINANCE REGULATIONS AND TO ELIMINATE OR MINIMIZE FLOOD DAMAGE POTENTIAL TO THE PROPOSED DEVELOPMENT, YOU ARE HEREBY DIRECTED TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- ☐ For residential structures, the lowest floor (including basement) must be elevated to _____ feet mean sea level.
- ☐ For non-residential structures, the lowest floor (including basement) must be elevated or floodproofed to _____ feet mean sea level.
- ☐ Permittee must submit an elevation certificate from a registered professional engineer or surveyor that the finished floor level of each structure has been constructed at the specified elevation.
- ☐ For non-residential floodproofing, a registered professional engineer or architect must certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.

☒ **Other provisions:**

This permit is good for only 12 months after 12 months this permit will become null and void.

If the work does not commence within 6 months a new permit will be required.

No material of any kind will be allowed to be deposited or stock piled overnight within the floodplain or drainage right-of-way.

Within five (5) working days of a storm event: The property owner is responsible for both (1) repairing any damage that may occur and (2) removing any materials that may be deposited downstream of the subject site as a result of the proposed construction.

This Floodplain Development Permit (FPDP) is NOT a construction (/ building) permit. The contractor shall coordinate with the City of San Antonio Development Services Division regarding additional building permit requirements.

Per the UDC Appendix F, Subdivision C, Section 35-F124 (f)(18), which requires parking lot construction may not have more than 6" of water depth in the parking stalls.

Per Section 35-F124 (f)(21)(C), which requires where floodplain reclamation in overbank areas subject to shallow (0'-3') flooding where velocities are less than 3 fps and where floodplain storage volume lost to reclamation is offset by comparable excavation within the same

(cont'd) is offset by comparable excavation within the same creek floodplain.

Per Section 35-F125 (a)(3), which prohibits development where street or access construction that does not meet the requirements of 365-H6.2.9.

AEVR#23-44400552 has been submitted and will be heard by Planning Commission on February 14, 2024.

Is Additional Information Required? No

Are other Federal, State, or Local Permits required? Yes, DSD permit

Permit Application - Reviewed By: Sabrina Santiago, CFM

WARNING:

The flood hazard boundary maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. Issuance of this permit does not imply that land outside the areas of special flood hazards or that the uses permitted within such areas will be free from flooding or flood damages due to local conditions. Construction standards required by this permit are the minimum standards deemed necessary to minimize or eliminate flood damage, but reliance on these minimum standards shall not create liability on the part of the City, the Flood Plain Administrator or any officer or employee of the City of San Antonio in the event flooding or flood damage does occur.

Permittee Initial