

Susana Ramos

From: Michael Mann
Sent: Thursday, January 31, 2019 5:50 PM
To: Laura Talley
Cc: Sean Reich; Susana Ramos
Subject: Boerne Station Business Park - Detention Waiver

Laura,

I'm writing regarding the request for a detention waiver at the above referenced development.

The thresholds for which waivers are allowed are conservative. That is, the effect of increased drainage from eligible properties should be negligible, even from a cumulative standpoint. The effort created to create and maintain very small detention areas would far outweigh the benefit, even considering the cumulative effect of several of these type of properties that might be platted in the future. Timing of storms and related runoff with respect to the peak flows in waterways within the City comes into play. Our focus should remain on making sure that larger developments (those above the referenced thresholds) comply with our requirements. That is, in cases where there are not unusual circumstances that warrant detention despite the small size of a proposed development.

It is my understanding that the referenced development is less than 1.5 acres in area, so a waiver is allowed per the ordinance. We do have some concern about overall drainage flows in the subject area due to prior flooding issues, which have been addressed with specific measures such as curbing a street (Aransas Pass), etc. Due to those concerns, we would recommend that the requestor provide documentation of their anticipated effects on area peak flow rates, which this application already includes.

The developer's engineer (who coincidentally analyzed the Aransas Pass flow capacity for the City at the time of our above referenced improvements) shows that the anticipated increase in 100-year storm water flow at the area of most interest downstream of the site is 2.2 cfs, or 4% without detention. The total flow at that point without detention would be 59.4 cfs using the referenced calculation methodology. This flow rate is well within the stated capacity of the downstream drainage system that might be as low as 83.7 cfs.

In summary, the size of the proposed development such that a waiver would be appropriate in usual circumstances. The developer's engineer has proven that the capacity of the downstream system is sufficient, even in this area of higher concern due to prior flooding issues. Thus, we recommend that the waiver be granted in this situation.

Please let me know if you have any questions.

Thanks,

Mike Mann

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