

# Huebner Creek Watershed Request for Mandatory Detention

City of Leon Valley

August 14, 2015

# Purpose

- To request designation for all areas north of the City of Leon Valley along Huebner Creek as “Mandatory Detention” areas, consistent with the City of San Antonio (COSA) Unified Development Code, for the purpose of mitigating flooding within the city limits of both the City of Leon Valley and the COSA.

# Background

- Huebner Creek bisects the City of Leon Valley:
  - from the south side of Huebner Road at the Leon Valley/COSA city boundaries
  - across Evers and Bandera Roads
  - to the south at Shadow Mist, at the city limit
- The creek consistently floods Leon Valley
- Floodplain maps from the 1970's to present show an increase in the number of properties within the Huebner Creek floodplain and floodway in Leon Valley

# Background

- Leon Valley has demanded that developers install detention ponds and other devices to prevent flooding along Huebner Creek and is in the process of revising the Subdivision Code to provide for Mandatory Detention inside the Leon Valley city limits
- Bexar County Flood Control has performed residential buyouts for 47 properties in Leon Valley for their LC-17 Huebner Creek flood control project
- Over 250 additional homes are now under threat of flooding, according to the latest FEMA mapping

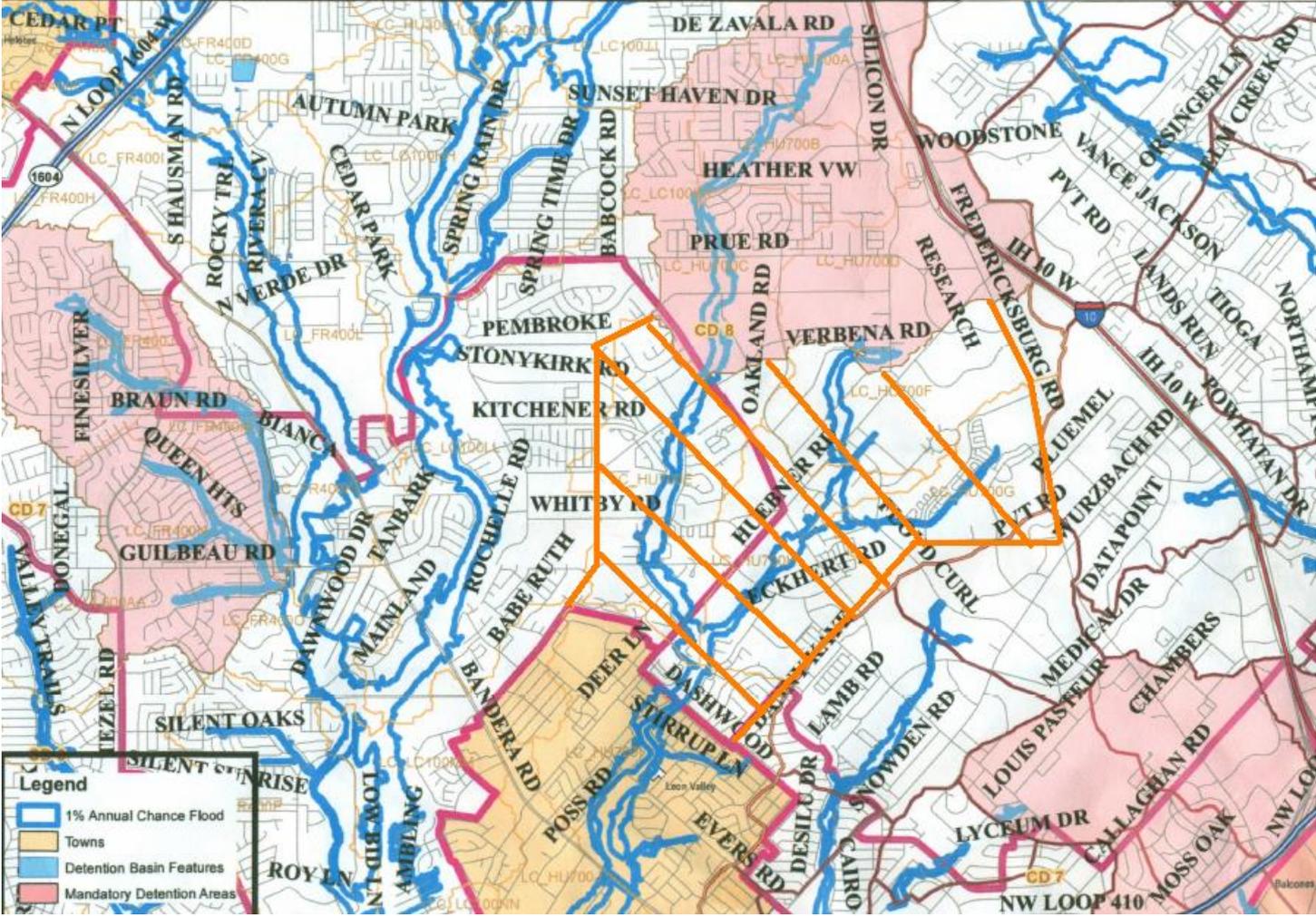
# Flood Map comparison



# Background

- COSA has designated two large areas of “Mandatory Detention” for Huebner Creek tributaries, but not in the areas directly to the north of Leon Valley
- It is believed that watershed from properties directly north of the Leon Valley city limits is contributing heavily to Leon Valley’s flooding concerns
- Mandatory detention in these areas would allow the City of Leon Valley to design flood control measures that would withstand the test of time

# Leon Valley Portion - Huebner Creek



# Loss Impact

- 47 property owners required to move from homes they owned for 25 or more years
- 14 flood events since January of 2015
- Multiple swift-water rescues
- Flooding in several homes
- Evacuations
- Standing up Emergency Shelters and the EOC.

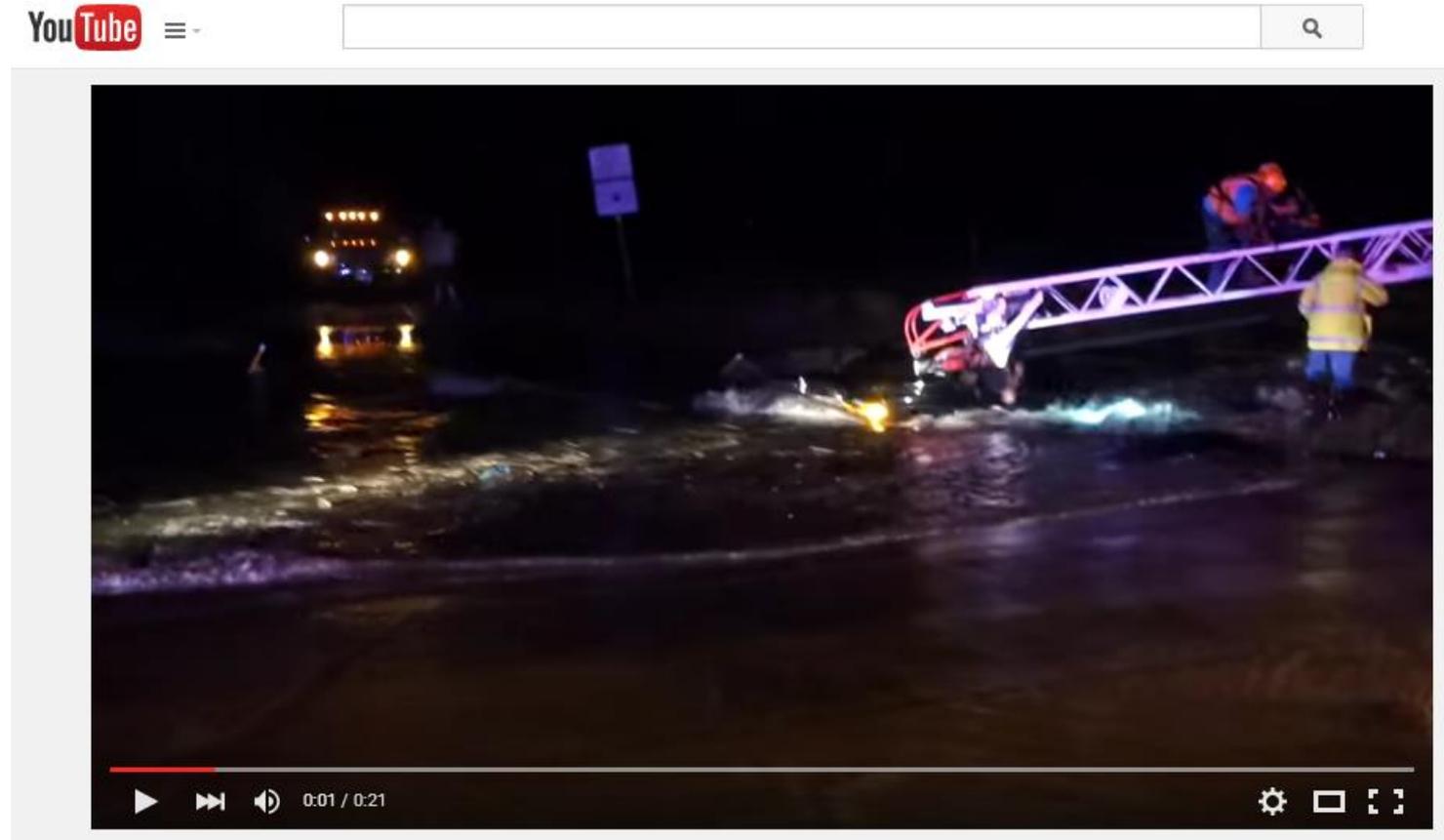
# Example

## AMAZING VIDEO: Wall of water floods Raymond Rimkus Park in Leon Valley



[https://www.youtube.com/watch?v=Kxgcaq\\_P8Co](https://www.youtube.com/watch?v=Kxgcaq_P8Co)

# Example



<https://www.youtube.com/watch?v=n-0-zL91Jxo>

# Fiscal Impact

- 47 private properties no longer contribute to Leon Valley tax base
  - Property will be deeded to Leon Valley and will be exempt from taxes
- 47 families no longer contribute to sales tax base
- Potential for 150 more properties and families to be removed from tax role and from contributing to sales tax base

# Steps Taken By City of Leon Valley

- Updating Floodplain codes through ordinance
- Budgeting for study to make improvements to Evers Rd. bridge and creek
- Improving our Emergency Response Plan
- Pending FEMA/ISO Rating survey to improve Flood Insurance rates in Leon Valley
- Improving flood preparedness through community outreach classes

# Summary Request

- The Mandatory Detention option was placed into the COSA UDC in 1997 to protect areas that were already known to be flooding.
- Mandatory Detention was written into the UDC knowing that any further development upstream without on-site detention would further harm protected areas.
- We are requesting to be a protected area because we are an area prone to flooding.

# S.E.E. Statement

- **Social Equity** – Assures general quality of life for all citizens.
- **Environmental Stewardship** – Reduces pollution from stormwater runoff into Huebner Creek and beyond.
- **Economic Development** – Recover properties previously in floodplain by flood mitigation projects and increasing flood insurance protection.

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