

Impervious Cover in the Bee Creek Basin



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Key Considerations:

- The Unified Development Ordinance currently allows exceptions to impervious limitations through the submission of an engineered drainage analysis
 - Allows for the evaluation of both Type 1 (Flood Control) and Type 2 (Conveyance Management) mitigation for any increased stormwater runoff.
- Revision to the impervious cover exception in GS may be accomplished by a change in the use table.
 - Zoning Board of Adjustment must review the variance request using criteria in Sec 3.16 - Variances



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Current UDO Requirements:

→ Section 5.2. – Residential Zoning District Dimensional Standards.

Zoning District	GS	RS	T	D	MH
Impervious Cover	55%	50%	75%	65%	75%
Min. Lot Area (SF)	5,000	6,500	2,000	3,500	2,250-3,200

Sec 3.16 - Variances:

Criteria

1. Special Conditions
2. Other Property
3. Enjoyment of Substantial Property Right
4. Hardships
5. Subdivision
6. Flood Hazard Protection
7. Comprehensive Plan
8. Utilization
9. Substantial Detriment



Bee Creek Drainage Basin; Middle Housing Zoning and Primary Drainage:



Options:

- Revision to Section 5.2 of the Unified Development Ordinance
 - Require ZBA variance for GS? All districts besides MH?
 - City Wide or Basin Specific? i.e. all zoning across the city, or just in Bee Creek?



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