



DRAINAGE STUDY FAQ

Any person submitting a building permit must abide by the terms and provision of the Engineering Design Manual pertaining to drainage study requirements.

What Code applies to these requirements?

The Unified Development Code Section 7.7(C) and the Engineering Design Manual Section 1.7.7. These codes can be found on the city’s website at <https://www.ci.boerne.tx.us/2218/Development-Codes>.

Who does this effect?

Anyone making a man-made change to real estate.

What is the requirement for my project?

Each project varies in size and scope. Based on your property and project scope, identify which Tier your project falls under. The drainage study requirements for each Tier are summarized on the next page. Please refer to the Engineering Design Manual Section 1.7.7 for complete details on drainage study requirements.

Category
<p>Tier 1</p> <ul style="list-style-type: none"> • Individual single-family residential lot; and • Adding 100 SF or less of impervious cover or • Adding area of impervious cover less than or equals 2% of gross lot size; and <ul style="list-style-type: none"> ○ Lot is 5,399 SF or less with a maximum of 80% impervious cover; or ○ Lot is between 5,400 SF and 10,889 SF with a maximum of 50% impervious cover; or ○ Lot is between 10,890 SF and 43,559 SF with a maximum of 40% impervious cover; or ○ Lot is between 1 acre and 10 acres with a maximum of 25% impervious cover; or ○ Lot is larger than 10 acres with a maximum of 10% impervious cover
<p>Tier 2</p> <ul style="list-style-type: none"> • Individual single-family residential lot, and <ul style="list-style-type: none"> ○ Lot is 5,399 SF or less with a maximum of 80% impervious cover; or ○ Lot is between 5,400 SF and 10,889 SF with a maximum of 50% impervious cover; or ○ Lot is between 10,890 SF and 43,559 SF with a maximum of 40% impervious cover; or ○ Lot is between 1 acre and 10 acres with a maximum of 25% impervious cover; or ○ Lot is larger than 10 acres with a maximum of 10% impervious cover
<p>Tier 3</p> <ul style="list-style-type: none"> • No more than two detached single-family residential lots or one individual commercial lot; and • Total increase in impervious cover is less than 5,000 SF; and • No local or FEMA floodplain within the platted limits
<p>Tier 4</p> <ul style="list-style-type: none"> • Development does not meet requirements of Tier 1, 2, or 3.

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My project is a Tier 1 project, what do I need?

1. Site exhibit showing existing and proposed flow arrows for drainage patterns, site boundary, existing structures, proposed improvements. Show adjacent drainageway protection zones, 1% annual chance local and FEMA floodplain, if applicable.
2. A signed letter **from the owner/developer** stating that the project does not adversely impact adjacent or downstream properties.
3. A Floodplain Development Permit approved by the Development Services Department if local or FEMA floodplain is within the platted limits.

My project is a Tier 2 project, what do I need?

1. Brief project summary including location and contact information (e.g., name, address, phone number, property location)
2. Site exhibit showing existing and proposed flow arrows for drainage patterns, site boundary, existing structures, proposed improvements. Show adjacent drainageway protection zones, 1% annual chance local and FEMA floodplain, if applicable.
3. A signed letter **prepared by a professional engineer** registered in the State of Texas stating that the project will have no adverse impact on adjacent properties.
4. A Floodplain Development Permit approved by the Development Services Department if local or FEMA floodplain is within the platted limits.

My project is a Tier 3 project, what do I need?

A complete Drainage Study for both existing and fully developed conditions and Stormwater Management Facilities to mitigate any increase in runoff. These plans/reports must be prepared by a professional engineer registered in the state of Texas. Please see EDM 1.7.7(C) for more information.

My project is a Tier 4 project, what do I need?

A complete Drainage Study and Stormwater Management Facilities as described above in Tier 3, and an Adverse Impact Assessment and Local Floodplain Determination. The Adverse Impact Assessment and Local Floodplain Determination must be prepared by a professional engineer registered in the State of Texas. Please see EDM 1.7.7(D) for more information.

What are my other options?

1. If your subdivision has an existing drainage report on file with the city, a drainage conformance letter may be prepared by a professional engineer in lieu of a drainage study. Contact devservices@boerne-tx.gov to see if there is an existing drainage report on file.
2. You may request a variance from the Planning and Zoning Commission.

I don't agree with these regulations, who can I talk to?

These requirements were passed to protect the local watershed and prevent local drainage problems. City staff works with the City Council to update city regulations based on the public's concerns and input. Please reach out to your local council person to provide any feedback you may have.

I have more questions, who can I contact?

Please contact devservices@boerne-tx.gov for any other questions.