



3650 TPC Parkway San Antonio, TX 78261
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IMPERVIOUS COVERAGE INFORMATION FOR CIBOLO CANYONS RESIDENTS

High impervious coverage can have negative impacts on the environment and local ecosystems. It can contribute to increased flooding, as the excess runoff overwhelms drainage systems. Additionally, it can lead to water pollution, as the runoff can carry pollutants such as oil, chemicals, and sediment into nearby water bodies. In the case of Cibolo Canyons Resort Community (CCRC) all of these environmental impacts apply, including the protection of the Yellow Golden-Cheeked Warbler.

To mitigate these issues, Bexar County and TECQ (Texas Commission on Environmental Quality) have regulations and guidelines in place to limit impervious coverage. These regulations may specify maximum allowable coverage percentages or require the implementation of stormwater management practices, such as retention ponds or permeable pavement, to offset the effects of impervious surfaces, such is the case in CCRC.

As a developer, it is important to understand and comply with these regulations to minimize the environmental impact of the project. By considering impervious coverage and implementing sustainable design practices, developers can contribute to the overall health and resilience of the surrounding environment.

1. **Developer:** The developer is responsible for acquiring the land and initiating the development project. During the planning and design phase, the developer determines the layout, including the placement of buildings, roads, parking lots, and other structures. The developer's decisions regarding impervious surfaces will determine the initial impervious cover on the site. In the case of CCRC, there is a limited amount of impervious cover that could be used when the land was purchased.
2. **Builder:** Once the developer has completed the initial development phase, they may sell individual lots or parcels to builders. The builder then takes over the construction process. As part of the construction, the builder follows the approved plans by the developer and constructs the buildings and associated infrastructure, including driveways, sidewalks, and other impervious surfaces. The builder's activities contribute to the overall impervious cover on the site. When the amount of allowable Impervious Coverage is limited by the County and TECQ the developer limits the amount of Impervious Coverage conveyed to the Builder.
3. **Property owner:** After the construction is complete, the individual homes or units are typically sold. At this point, the impervious cover associated with each property is transferred to the property owner. This includes the impervious surfaces directly associated with the building, such as the roof, driveway, and any other paved areas within the property boundaries. When Impervious Coverage is limited a specific amount is issued to the homeowner by the builder in order for the Builder and the Developer to comply with the County and TECQ restrictions/allowances.



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It's important to note that the specific transfer process may vary depending on local regulations and contractual agreements between the parties involved. Additionally, property owners may have the option to modify or add impervious surfaces within their property boundaries, such as adding a patio or expanding a driveway, which would increase the impervious cover associated with their property. When Impervious Cover is monitored and must be reported, the HOA facilitates and tracks the numbers to remain in compliance with the County and TECQ restrictions for the development.

Overall, the transfer of impervious cover from a developer to a builder to a property owner occurs as part of the development and ownership process, with each party contributing to the overall impervious cover on the site.

Think of impervious cover as Real Property. It can be bought, sold and transferred. The parties involved in the transfer set the price. Anytime impervious cover is transferred the HOA can provide the proper documentation to facilitate the transfer and filing instructions for the property owner. When a specific site has a limited amount, the amount of impervious cover can only be transferred and assigned on that specific site and cannot be purchased elsewhere.

The Texas Commission on Environmental Quality (TCEQ) is responsible for enforcing environmental regulations in the state of Texas. If a property owner uses impervious coverage without obtaining the necessary permits or exceeding the allowable limits set by local regulations, the TCEQ may take several actions.

1. **Compliance Investigation:** The TCEQ may conduct an investigation to determine if the property owner is in violation of impervious coverage regulations. This may involve site inspections, reviewing project plans, and gathering evidence.
2. **Notice of Violation:** If the TCEQ finds that impervious coverage regulations have been violated, they may issue a Notice of Violation to the property owner. This notice will outline the specific violations and may include a deadline for corrective action.
3. **Enforcement Actions:** Depending on the severity of the violation, the TCEQ may take enforcement actions. These actions can range from issuing fines and penalties to requiring the property owner to implement corrective measures.
4. **Compliance Orders:** In cases where violations persist or are not adequately addressed, the TCEQ may issue compliance orders. These orders can require the property owner to take specific actions within a specified timeframe to come into compliance with impervious coverage regulations.

It is important for property owners to be aware of and comply with impervious coverage regulations to avoid potential legal and financial consequences. Working closely with local authorities and obtaining the necessary permits and approvals can help ensure compliance and minimize the risk of enforcement actions by the TCEQ.

****Resources include Bexar County and TECQ**