

Mark:

Those tracts are located in the 2-mile ETJ, and thus are unzoned. The allowable impervious cover in this area is 65% of the Net Site Area, however, it appears that the rear 280-ft (approximately) of the tract is located in the 100-year floodplain, and that portion, as well as any water quality transition zone, would not be included in the net site area calculations. Water quality controls will be required for any development with an impervious cover in excess of 20% Net Site Area.

I couldn't give a calculation on the buildable area, but I suspect it is probably around half of the total tract size, due to the flood plain and transition zone.

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