



JACKSON COUNTY FLOODPLAIN DEVELOPMENT RULES, REGULATIONS AND PROTOCOLS For COMMERCIAL DEVELOPMENT

*Jackson County Permit, Inspection & Floodplain Administration
411 N. Wells – Room 130
Edna, Texas 77957
361-782-7552 / Fax: 361-782-0500*

Local floodplain management ordinances and NFIP regulations are intended to prevent development or re-development within the special flood hazard areas (SFHA) of Jackson County without adequate mitigation measures. Floodplain management regulations are designed to mitigate future losses of life and property.

On July 28th, 2014 the Commissioners Court of Jackson County entered into an agreement with **HALFF ENGINEERING** FIRM to preform Drainage Review for commercial structures, including pipelines, platforms, gas wells, or any other type of commercial structures including Subdivisions, that are being proposed for development and/or substantial improvement within the unincorporated areas of Jackson County.

The purpose for this agreement is to make sure all engineering and floodplain aspects of the proposed development have been met or exceeded.

The permitting process for all Commercial Development is as follows:

1. **APPLICANT** will fill out the Drainage/Floodplain Development Permit Application Form.
 - a) The first two pages of the application including the project vicinity map are mandatory to assess the Drainage Review Fee
2. **APPLICANT** to submit application directly to Jackson County Flood Plain Administrator
3. **COUNTY** Floodplain Administrator will send application to contracted Engineer (Halff Associates) for review.
4. **ENGINEER** to confirm Drainage Review Fee and provide **COUNTY** with new work order for **COUNTY** approval. **ENGINEER** will only contact **APPLICANT** if additional information is necessary to assess the drainage review fee.
5. **COUNTY** will coordinate the Drainage Review Fee with **APPLICANT**.
6. **APPLICANT** to submit all associated fees and provide Drainage Review Package as outlined in the Drainage Review Checklist.
 - a) The Drainage Review Checklist will include all items listed under the Jackson County Drainage Ordinance Article 4, Section C.1, as well as, project specific information to assist with the review process.

7. **COUNTY** to authorize work order for drainage review, send authorized work order to **ENGINEER**, and send Drainage Review Package to **ENGINEER**
8. Upon authorization, **ENGINEER** will conduct drainage review and provide **COUNTY** with summary of findings and recommendations.
9. **COUNTY** will then forward **APPLICANT** a copy of the **ENGINEER** summary of findings and recommendations along with a "Commercial Development Permit and Drainage Review Approval" form. The second page of this form includes the "Acknowledgement/Permit Page" which must be signed by the **APPLICANT** which will be a permanent record of acknowledgement verifying by signature that the **APPLICANT** has read the drainage review and recommendations provided by the **ENGINEER**. This form must be returned to the **COUNTY** permitting office for permanent record retention with the project file.

By following the steps outlined above will help to ensure both the applicant and Jackson County that all mandated NFIP regulations are being adhered to and no violation of the Jackson County Flood Damage Prevention Ordinance is occurring.

FEE SCHEDULE:

On August 26, 2013 the Jackson County Commissioners Court did recommend and approve the following Fee Schedule table and was effective September 1, 2013:

Floodplain Development Permit Fees for Pipeline, Oil & Gas Well Locations, Agricultural Irrigation Pipelines (Regardless of Floodplain Status) and Building of Commercial Structures:

PIPE-1	Well Locations (Oil & Gas) and Platforms	\$320.00 Permit Fee + Engineering *Drainage Review Fee (*to be determined by review)
PIPE-2	Pipeline Development	
PIPE-3	Agricultural Lines for Irrigation Purposes with diameter greater than two inches (2")	
SFHA-1	Building of Commercial Structure	

If you have any questions regarding the above please contact the Jackson County Permit, Inspection and Floodplain Administration office at 361-782-7552 or email l.mclennan@co.jackson.tx.us

JACKSON COUNTY FLOOD DAMAGE PREVENTION ORDER - SECTION H – PENALTIES FOR NON COMPLIANCE

No structure or land shall hereafter be constructed, located, extended converted, or altered without full compliance with the terms of this court order and other applicable regulations. Violations of the provisions of this court order by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500, per day for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent Jackson County from taking such other lawful action as is necessary to prevent or remedy any violation