

San Patricio County Permitting Frequently Asked Questions

Q1: When is a permit required?

A1: A permit is needed for all development within San Patricio County and in accordance to the San Patricio County Flood Damage Prevention Order, effective November 6, 2017.

Q2: What are some examples of development?

A2: Any man-made change to improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations or storage of equipment or materials, including installation of septic system.

Q3: At what point do I need to obtain a development permit for my project?

A3: Before starting any work on the property a development permit must be obtained.

Q4: What do I need to obtain a residential/commercial/industrial permit?

A4: Submit to our office a completed permit application, contractors/builder/installer's information (Name, phone, address, email), property deed with legal description of the property, information on the construction (plans, foundation type, square footage, # bedrooms & bathrooms), sales contract with cost of construction from the contractor(s), and the site plan of project.

Q5: Is my project located in the floodplain?

A5: You can follow this link to FEMA's Flood Plain Maps (<https://msc.fema.gov/portal/search>) and look up your address to see which flood zone your property lies within.

Q6: What if my home is in the 100 year floodplain?

A6: You will need to retain the services of an architect or engineer (licensed to practice in Texas), who will prepare foundation and other drawings required by San Patricio County Floodplain Management. You will need to submit a completed application form, a detailed site plan and the other documents referenced in Q4 above.

Q7: Is a permit required to add an addition onto my home?

A7: Yes, if you are adding square footage to a residence or other structure a permit must first be obtained.

Q8: Do I need a permit to add a patio or carport to my home?

A8: No, only structures with 4 walls and 200 square feet or larger need to be permitted in San Patricio County's unincorporated areas.

Q9: Is a demolition permit required for demolition work within the unincorporated area of San Patricio County?

A9: A demolition permit is not required within the unincorporated area of San Patricio County; however, to construct or develop the property after demolition is complete, a development permit will be required.

Q10: I am putting up a fence, is there a permit required?

A10: San Patricio County does not permit fences within the unincorporated areas, if within a City limits area contact the City.

Q11: Where can I obtain the development permit application?

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A11: A fillable copy can be found on San Patricio County's website under Flood Plain Development and Permits or you may request it via email at shanna.owens@co.san-patricio.tx.us.

Q12: Do I need a permit to construct my driveway?

A12: The area between your property line and the street is called the right-of-way. Any driveway built within the right-of-way will require a permit. For more information about right-of-way permitting please call 361-364-9300.

Q13: I want to create an RV Park; do I need to obtain a permit?

A13: Yes, you will need to complete the items listed in Q4 to include a site map of the park.

Q14: What are the requirements for replacing a roof?

A14: San Patricio County does not permit roof replacements within the unincorporated areas, only for new construction.

Q15: How do I obtain a permit to get the electrical service connected?

A15: If you have an existing development permit please have the permit number available then contact our office at 361-587-3563 and provide the ESID number (AEP). For San Patricio Electric Co-op just let us know when you are ready to connect.

If you don't have an existing development permit we will need to know why you need the power and if it is for a home, RV, manufactured home, or shed/cabin in order for us to determine if a development permit is required.

Q16: I am moving my manufactured home into a mobile home park; do I need a development permit?

A16: Yes, a permit is required to place and manufactured home on any property in the unincorporated areas of San Patricio County. This is in accordance to the San Patricio County's Flood Damage Prevention Order.

Q17: Is a permit required for placing a shed, storage building or cabin on my property?

A17: Yes, you are required to apply for a permit prior to moving any structure onto the property.

Q18: How do I obtain an address for my property if it doesn't have one?

A18: Contact Ann Bryan, San Patricio County's E911 Coordinator, at 361-587-3564 or via email at ann.bryan@co.san-patricio.tx.us.

Q19: I have questions about installing/upgrading/replacing a septic system, who do I need to contact?

A19: Please contact San Patricio County's Environmental Office at 361-587-3500 to answer your questions.

Q20: How much is my permit fee?

A20: The fee is based on the cost of construction for the home, building, septic, etc. The fee schedule is located on the County's website under Flood Plain Development & Permits page.

For more information please refer to the San Patricio County's Flood Damage Prevention Order, effective date November 6, 2017, the San Patricio County's Subdivision Rules or by contacting the Floodplain Manager at 361-587-3563.