Issue ID: _____

Webb County Planning Department

Floodplain Development Application

Date application received: _____ Received by: _____

SECTION 1 - Contact Information:

Owner*: Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Applicant: Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Contractor/Engineer: Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Ownership and Property Information: Identify property owners and interest in the subject property

Owner 1:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

Ownership Interest:

☐ Undivided (percentage: _____)

☐ Divided (portion: _____)

Owner 2:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

Ownership Interest:

☐ Undivided (percentage: _____)

☐ Divided (portion: _____)

**When more than two property owners, check this box ☐ and identify all owners and their interest on the back of this sheet.*

Property Information: Provide the legal description of the property below:

Subdivision Name	**Phase/Unit**	**Block**	**Lot/Tract**

If not in a Subdivision, describe the property's location in reference to the City of Laredo or other identifiable features:

_____

_____

SECTION 2 -Application Request:

Brief description of reason for this application referencing Development Compliance Notice ID#_____:

_____

_____

_____

**A previously issued Development Compliance Notice (DCN) is required.*

Purpose (s): Identify the purposes (*check all that apply*):

☐ **On-site Sewage Facility (OSSF)**

☐ **Subdivision proposal** (division of real property into two or more parts)

☐ **Building construction** (check all that apply): ☐ Residential ☐ Non-residential ☐ Agricultural ☐ Other

☐ New ☐ Remediation (See Section 2A)

Describe activities: _____

☐ **Transportation or drainage improvement** (roads, bridges, channels, dams, levees, etc.)

☐ New ☐ Remediation (See Section 2A)

Describe activities: _____

☐ **Land development or storage** (mining, dredging, filling, grading, paving, excavation, pipelines, drilling operations or the storage of equipment or materials)

Describe activities: _____

☐ **Utility connection for** (check all that apply): ☐ Residential ☐ Non-residential ☐ Agricultural ☐ Other

Describe activities: _____

☐ **LOMR of existing conditions** (Update to Zone A):

Describe activities: _____

☐ **CLOMR for proposed development for** (requires LMOR of …. See above):
Describe activities: _____

☐ **LOMR for post-development conditions** (Requires CLOMR see above):
Describe activities: _____

☐ **Critical Facility** (check all that apply): ☐ Residential ☐ Non-residential ☐ Agricultural ☐ Other

Describe activities: _____

***Note:** Please include any available construction/site plans.*

SECTION 2A - Existing Conditions:

Total number of dwellings/residences: _____ Total number of non-residential structures: _____

Existing Structure #1 Value* $_____ Description: _____

Existing Structure #2 Value* $_____ Description: _____

Existing Structure #3 Value* $_____ Description: _____

Existing Structure #4 Value* $_____ Description: _____

**If there are more than four structures on the property, check this box ☐ and identify all additional structures, its value and description on the back of this sheet.*

SECTION 3 - Structural Improvements - Note: A separate application may be required for each dwelling or structure. *Please refer to preciously issued DCN.

(Includes all above ground structures and appurtenances such as walled & roofed buildings, gas/liquid storage tanks, towers, mobile homes, RVs, cabins, palapas, platforms, sheds, barns, etc.)

Existing Structure #1

☐ Residential ☐ Non-Residential (specify) _____ ☐ Other: _____

☐ New ☐ Repair ☐ Remodel ☐ Addition ☐ Mobile home/RV ☐ Other: _____

Foundation type: ☐ Slab-on-grade ☐ Pier & beam ☐ Other: _____

Existing ground elevation at structure site: _____ Proposed elevation of lowest floor: _____

Flood-protection types (*check all that apply*): ☐ Elevation ☐ Fill ☐ Anchoring & bracing

☐ Temporary (road-ready, 180-days or less) ☐ Venting (certain non-residential/agricultural structures only)

Existing Structure #2

☐ Residential ☐ Non-Residential (specify) _____ ☐ Other: _____

☐ New ☐ Repair ☐ Remodel ☐ Addition ☐ Mobile home/RV ☐ Other: _____

Foundation type: ☐ Slab-on-grade ☐ Pier & beam ☐ Other: _____

Existing ground elevation at structure site: _____ Proposed elevation of lowest floor: _____

Flood-protection types (*check all that apply*): ☐ Elevation ☐ Fill ☐ Anchoring & bracing

☐ Temporary (road-ready, 180-days or less) ☐ Venting (certain non-residential/agricultural structures only)

Existing Structure #3

☐ Residential ☐ Non-Residential (specify) _____ ☐ Other: _____

☐ New ☐ Repair ☐ Remodel ☐ Addition ☐ Mobile home/RV ☐ Other: _____

Foundation type: ☐ Slab-on-grade ☐ Pier & beam ☐ Other: _____

Existing ground elevation at structure site: _____ Proposed elevation of lowest floor: _____

Flood-protection types (*check all that apply*): ☐ Elevation ☐ Fill ☐ Anchoring & bracing

☐ Temporary (road-ready, 180-days or less) ☐ Venting (certain non-residential/agricultural structures only)

Existing Structure #4

☐ Residential ☐ Non-Residential (specify) _____ ☐ Other: _____

☐ New ☐ Repair ☐ Remodel ☐ Addition ☐ Mobile home/RV ☐ Other: _____

Foundation type: ☐ Slab-on-grade ☐ Pier & beam ☐ Other: _____

Existing ground elevation at structure site: _____ Proposed elevation of lowest floor: _____

Flood-protection types (*check all that apply*): ☐ Elevation ☐ Fill ☐ Anchoring & bracing

☐ Temporary (road-ready, 180-days or less) ☐ Venting (certain non-residential/agricultural structures only)

Attachments: All applications for Flood Development Permits or Authorizations must submit the following:

- ☐ All attachments required by previously issued Development Compliance Notice (DCN)
- ☐ Proposed construction plans and site layout with adequate dimensions to locate all proposed activities (both requested and future development activities at ultimate build-out).
- ☐ Copies of all other Federal, State or local permits required for the activity requesting permitting.
- ☐ Elevation Certificate (original; executed & sealed by licensed engineer), if applicable.
- ☐ No-Rise Certificate (original; executed & sealed by licensed engineer), if applicable.
- ☐ Anchoring & Bracing Certificate (original; executed & sealed by licensed engineer), if applicable.

Development Certifications for Application Request

The submission of the application shall constitute acknowledgment by the applicant that:

Initial:_____ Applicant understands that **NO** construction or development should commence until the Floodplain Administrator has issued a **Floodplain Development Permit** or a **CLOMR Improvements Authorization** in compliance with the Flood Damage Prevention Order. Any development occurring without the required permit or authorization shall be subject to fines, penalty, remediation, or other enforcement measure or remedy set out by the Webb County Commissioners Court, Flood Damage Prevention Order, or court of competent jurisdiction;

Initial:_____ All proposed development **MUST** comply with the flood-protection criteria set out by the Webb County Flood Damage Prevention Order, the Development Compliance Notice (DCN) issued through a Floodplain Determination, and any Federal, State or local law or regulation governing the activity including, but not limited to, elevation, freeboard, setback buffers, or more stringent standards;

Initial:_____ Applicant agrees to construct development in strict compliance with the Webb County Flood Damage Prevention Order and abide by any specified conditions set out by the Floodplain Administrator;

Initial:_____ Applicant understands that series of authorizations or permitting may be required to fulfill all regulatory obligations of the Flood Damage Prevention Order;

Initial:_____ Applicant understands that all property owners with equitable interest in the affected property **MUST** authorize or accept any proposed construction activity that results in a modification or alteration of a floodplain or watercourse, or an increase in the base flood elevation on their property;

Initial:_____ Applicant understands that a **CLOMR Improvements Authorization IS NOT** a final floodplain development permit and may only be issued for development necessary to fulfill the required improvements of an approved CLOMR; and

Initial:_____ Applicant understands and agrees that a Floodplain Development Permit **SHALL NOT** be issued for proposed development activities that are dependent upon completion of CLOMR improvements for flood protection until the applicant has secured the final approval of a map change by the Federal Emergency Management Agency ("FEMA").

Acknowledgments

Inspections

All requests are subject to an on-site inspection of all existing and proposed development. No permit or other authorization will be issued until all adequate and necessary inspections have been performed. The property owner or representative must accompany inspection personnel to provide access to the property and to all structures within the property. I acknowledge that the Webb County Planning Department may use an aerial drone to inspect my property in furtherance of my application or in the investigation of a violation. All animals must be restrained for the safety of the inspection personnel. Inspections will not be performed where animals are not properly restrained.

Private On-Site Sewage Facilities Compliance

I hereby authorize Webb County personnel to conduct follow-up property inspections as necessary to determine compliance with Webb County's On-Site Sewage Facility Order and State wastewater disposal regulations. Please be advised that a copy of this application and inspection findings will be forwarded to the Webb County Environmental Services Division of the Planning Department for further review.

Utility Service Connections

Certificates of Compliance or similar authorizations by Webb County for the connection of public utility services shall not be issued until after the Floodplain Administrator has approved the structure and/or development in compliance with the Webb County Flood Damage Prevention Order or other applicable Federal, State or local law/regulation governing the connection of public utility services.

Flood Hazard Warning

The flood hazard boundary maps and other flood data used by the Floodplain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. Any Exemption Certificate or Floodplain Development Permit that may be issued by the Floodplain Administrator will not imply that developments will be free from flooding or flood damage. Any issuance of an Exemption Certificate or Floodplain Development Permit shall not create liability on the part of Webb County, the Floodplain Administrator or any officer or employee of Webb County in the event flooding or flood damage does occur.

Floodplain Designations

As set out by the Webb County Flood Damage Prevention Order ("County Order") in Article 3, Section B, floodplain designations are comprised of:

1. The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Webb County, Texas and Incorporated Areas, dated April 2, 2008, with accompanying Flood Insurance Rate Maps (FIRM), and any revisions or map changes thereto, adopted by reference and declared to be a part of the County Order;
2. Those areas located within 100 feet of a Zone A designation shown on the FIRM unless an acceptable detailed H&H study confirms that the development is located outside the limits of the 1% or greater chance flood;
3. Those areas located within 100 feet of a stream center line shown on USGS or "US Topo" maps adjacent to a Zone A designation on the FIRM regardless of whether said stream is depicted on the FIRM unless an acceptable detailed H&H study confirms that the development is located outside the limits of the 1% or greater chance flood;
4. Those areas which have been identified as being subject to inundation of the 1 percent or greater chance flood through a detailed hydrologic and hydraulic study (H&H study) as may be required by the County Order;
5. Any floodway or geographic area selected and adopted by the local community through the County Order or amendment thereto under Article 5 Section E; and
6. Any area determined by and through the discretionary authority of the Floodplain Administrator as being subject to inundation of the 1 percent or greater chance flood as set out in the County Order, which may include best available data from any federal, state, or other sources.

Exemption Certificates

An Exemption Certificate may be issued for a development that is found to be located outside the regulated floodplain boundary. Please be advised that the property may still be subject to flooding hazards. An exemption means the property is not in a high-risk Special Flood Hazard Area (SFHA) according to regulatory maps, but it does not guarantee immunity from flooding.

Unauthorized Development

Any development that occurred without the required permits or other authorizations shall be subject to regulatory fines as set out in the annual Fee Schedule adopted by the Webb County Commissioners Court for floodplain management. The Floodplain Administrator shall withhold the release of any permit or authorization until all assessed fees and fines are paid. It shall be the landowner's responsibility to undertake any necessary remediation action to correct violations resulting from such unauthorized development including, but not limited to, the removal of structures, elimination of fill, or other actions to bring the property back to pre-existing conditions. Floodplain permits or other authorizations shall not be issued for new construction, substantial improvement, or other development until all violations of unauthorized development has been remediated and accepted by the Floodplain Administrator.

Other Regulatory Issues & Greater Standards

The issuance of a floodplain determination, development permit, or other similar authorization is generally based upon the community's floodplain management regulations; however, other Federal, State or local permits may be required and may place mandatory duties on other officials or agencies. When mandatory duties are placed on other officials, the Floodplain Administrator will withhold action until the other official or agency has performed the prerequisite duty.

The Floodplain Administrator's issuance of permitting or other authorizations do not exempt the property owner/applicant from any deed restrictions, subdivision regulations or other covenant regarding real estate. The owner/applicant is responsible for the investigation of such information. Where the Webb County Flood Damage Prevention Order and another law, order, ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Certification

I, the undersigned owner/applicant, attest that the information I have submitted in this application is true and correct. I acknowledge that I am submitting this application as a government record and that it is being relied upon by government officials for determining regulatory compliance with Federal, State and local laws and regulations. I understand that making false statements in this application is a crime.

Owner/Applicant 1:

_____

Signature *Date*

_____

Printed Name

Owner/Applicant 2:

_____

Signature *Date*

_____

Printed Name

**When more than two property owners, check this box ☐ and have the additional owners execute this application as provided above on the back of this sheet*