

Floodplain Basics

Floods are unpredictable, but certain areas, especially those adjacent to bodies of water such as rivers, creeks, lakes, and streams, are at increased risk.

The Federal Emergency Management Agency (FEMA) prepares and maintains flood maps which identify areas susceptible to flooding; these areas are called **floodplains**.

Development within a floodplain can affect the flow and storage of water, creating greater flood losses and liabilities for a landowner and/or for their neighbors.

The Bastrop County Flood Damage Prevention Order outlines floodplain management procedures that minimize flood losses. Development within a floodplain is not impossible, but must meet specific conditions in order to be permitted through Bastrop County Development Services.



For More Information

There will always be risk of flooding in Bastrop County, with certain areas at higher risk than others. While we cannot prevent floods entirely, we can do our part to make sure that we are not adding to the problem, or putting ourselves directly in harm's way. Don't worry: no one is expected to do this alone. Please see the following resources or contact Bastrop County Development Services for more help or for consultation.

For more information on Bastrop County Floodplain Management, including the Floodplain Administrator's contact information and additional floodplain resources, please scan this QR code:



For more information on FEMA's National Flood Insurance Program, please scan the QR code below:



Flood Damage Prevention, Planning, and Permitting in Bastrop County

Any and all development in the unincorporated areas of Bastrop County requires permitting.

Development is defined as *any man-made change in improved and unimproved real estate, including, but not limited to, buildings both residential and commercial, manufactured homes, RVs, tiny homes, accessory structures such as decks, porches and sheds, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.*

For developments on properties in identified 100-year floodplains, additional conditions apply.

This brochure provides information and resources to introduce you to the floodplain management procedures and development permit requirements of Bastrop County.

Bastrop County Development Services

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Bastrop, TX 78602
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How Permitting Protects You and Your Neighbors

When your development permit application goes under review, Development Services staff verify that your proposed project will not negatively affect the flow of water and create a flooding hazard for you or those around you. If your development is within the floodplain, staff ensures that your development is adequately designed per the Bastrop County Flood Damage Prevention Order's guidelines so as to protect you from greater flooding risk, damage, and loss.

The Bastrop County Commissioner's Court adopted the Bastrop County Flood Damage Prevention Order to protect you and your community from preventable loss. It provides standards that guide you in safely developing your projects.

How to Check if Your Property Lies Within an Identified Floodplain

Because the flood hazard areas identified on FEMA flood maps may change over time, it is recommended you check your property's status prior to planning a development. To see if your property lies within an identified floodplain please:

1. Scan the QR code below. It will take you to Bastrop County's Central Appraisal District Interactive Map.
2. Agree to the Disclaimer popup. Enter your address and search.
3. Under the Map Contents Menu, check the Flood Hazard Zone box. Clicking the carrot beside the checkbox will extend the legend.
4. If any portion of your property is shaded in blue (Zones A, AE, AE Floodway, or AO), your lot is within the identified 100-year floodplain and special flood hazard area.



For additional assistance, please contact Bastrop County Development Services.

The Bastrop County Flood Damage Prevention Order: What it Means for You

All development, regardless of whether a property is within an identified 100-year floodplain, is required to go through the Bastrop County Development Services permitting process.

Class A Permits are issued for all development outside the mapped 100-year floodplain.

If you intend to develop on land located either partially or wholly within a mapped 100-year floodplain, you will need a Conditional Class A Permit or a Class B Permit.

Conditional Class A Permits are granted for developments that lie **outside of the floodplain but there is floodplain on the property.**

Class B Permits are granted for developments **within the floodplain** on a property. When working in the floodplain, the specific conditions that must be met to receive a Class B Permit vary depending on the type of development you are proposing. Please contact the Bastrop County Floodplain Administrator for consultation when planning to develop within an identified floodplain.

Once received, all permits must be posted on-site and visible from the road.