



County of Victoria Development & Permit Guidelines

General Permit Information:

The County of Victoria has not adopted a Zoning Ordinance/Minute Order for the county.

An Interlocal agreement between the City of Victoria and the County of Victoria states any property within the ETJ (Extra Territorial Jurisdiction) must follow the City's Development Services department processes & procedures. You can receive more information at <https://www.victoriatx.org/229/Development-Services> or 361-485-3360.

Building Permits:

The County of Victoria has not adopted building codes for development (residential or commercial) in the unincorporated area of the County.

The County of Victoria does not issue building permits or provide a certificate of occupancy in the unincorporated areas of the County.

Please see our Development Standards Manual for more information, if needed.

<https://www.vctx.org/page/county.development>

On-Site Sewer Facilities (OSSF – Septic Systems), Floodplain Permits and Storm Water Management Program:

The County issues floodplain development permits and administer the Flood Damage Prevention Order for properties located in the Special Flood Hazard Area (100-year floodplain). <https://www.vctx.org/page/health.envIRON.floodplain>

The County issues On-Site Sewage Facility (OSSF – septic system permits).

<https://www.vctx.org/page/health.envIRON.sewage>

Victoria County Health Department, Environmental Services also is responsible for the Storm Water Management Program in the unincorporated areas of Victoria County.

<https://www.vcpHD.org/page/health.envIRON.stormwater>

OSSF, Floodplain and Storm Water Management permits are reviewed, issued, inspected and approved by the Environmental Services Division of the Victoria County Health Department.

General Drainage Regulations:

Texas State Law:

Texas Water Code: Title 2 - Water Administration; Subtitle B - Water Rights; Chapter 11 - Water Rights; Subchapter A - General Provisions;

Section 11.086 – Overflow Caused by Diversion of Water:

(a) No person may divert or impound the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded.

(b) A person whose property is injured by an overflow of water caused by an unlawful diversion or impounding has remedies at law and in equity and may recover damages occasioned by the overflow.

(c) The prohibition of Subsection (a) of this section does not in any way affect the construction and maintenance of levees and other improvements to control floods, overflows, and freshets in rivers, creeks, and streams or the construction of canals for conveying water for irrigation or other purposes authorized by this code. However, this subsection does not authorize any person to construct a canal, lateral canal, or ditch that obstructs a river, creek, bayou, gully, slough, ditch, or other well-defined natural drainage.

(d) Where gullies or sloughs have cut away or intersected the banks of a river or creek to allow floodwaters from the river or creek to overflow the land nearby, the owner of the flooded land may fill the mouth of the gullies or sloughs up to the height of the adjoining banks of the river or creek without liability to other property owners.

Water Wells:

The Victoria County Groundwater Conservation District is responsible for the issuance of water well permits. <https://www.vcgcd.org/index.html>

Water/Waste Water:

Bloomington, TX Area:

Victoria County Water Improvement District #1 – 361-897-1011

Placedo, TX Area:

Victoria County Water Improvement District #2 – 361-237-1066

Brentwood Subdivision – Precinct 4 – Victoria, TX:

Aqua Texas – 1-877-987-2782

<https://www.aquaamerica.com/our-states/texas.aspx>

Quail Creek Subdivision – Precinct 3 – Victoria, TX:

Quail Creek Municipal Utility District – 361-572-0810

<https://qcmud.com/home>

North Park Estates – Precinct 2 – Victoria, TX:

Central States Water Resources – 1-800-866-301-7725

<https://www.centralstateswaterresources.com/texas/>

Division of property or subdivision of property:

Unincorporated Area of Victoria County outside the City of Victoria’s Extra Territorial Jurisdiction (ETJ):

Division of property in the unincorporated areas of Victoria County into lots 10 acres and smaller tracts require platting in compliance with the Texas Local Government Code Chapter 232 and the Victoria County Development Standards.

<https://www.vctx.org/upload/page/0209/docs/Development%20Standards%20Manual.pdf>

Within the City of Victoria’s ETJ:

If the division of property occurs in the ETJ of the City of Victoria, the City and County have an interlocal agreement that division of property will follow the City of Victoria development processes. <https://www.victoriatx.gov/229/Development-Services>

Manufactured Home Placement:

Placement of Manufactured Homes are administered by the Texas Department of Housing and Community Affairs - Manufactured Housing Division.

<https://www.tdhca.state.tx.us/mh/docs/19-20-MRules.pdf>

Driveway Permits:

Permits and right-of-way donations for the installation of driveways in the County Public ROW are reviewed and administered by the Commissioner of the Precinct where the proposed driveway is located. Contact the office of the County Judge and County Commissioners at 361-575-4558 for inquiries on driveway installation.

TXDOT Driveway Permits:

New driveways or modifications to existing driveways that intersect TXDOT roadways are permitted through the TXDOT Yoakum District, Victoria County Area Engineer's Office 361-572-5214.

Victoria County Fire Marshal:

Questions concerning Fire Codes and fire related requirements are addressed by the Victoria County Fire Marshal's Office 361-579-9103.

<https://www.vctx.org/page/fire.marshall>

Establishing a Family Cemetery:

<https://www.thc.texas.gov/preserve/projects-and-programs/cemetery-preservation/cemetery-laws>

<https://www.texasbar.com/AM/Template.cfm?Section=Home&Template=/CM/ContentDisplay.cfm&ContentID=9393>