



# COUNTY OF BEXAR

## PUBLIC WORKS DEPARTMENT

1948 Probandt  
San Antonio, Texas 78214  
Main 210-335-6700

### Summary of Bexar County Permits

- A. **Storm Water Quality (SWQ) Permit** – (Permit Cost: \$500) A Bexar County Storm Water Quality Permit is required when one (1) or more acres of soil are being disturbed on the site or as part of Common Plan of Development. You need an issued SWQ Permit before the Public Works signs the Permit Verification Form. Submittal requirements are (see: <https://www.bexar.org/2059/Storm-Water-Quality-Site-Development-Per>):
1. Application (signed)
  2. Fee
  3. Copy of Storm Water Pollution Prevention Plan (SWPPP) (*Can be a hard copy or PDF with hard copy of site plan*)
- Review time: First Submittals 30 days; Resubmittals 15 days.** [\[E-mail questions to SWQ@bexar.org\]](mailto:SWQ@bexar.org)
- B. **Post Construction Permit** – (Permit Cost \$50 or \$250; Please reference Mitigation Worksheet) – Submit this permit application concurrent with the Storm Water Quality Permit. A Bexar County Post Construction Permit is required when one (1) or more acres of soil is being disturbed on the site or as part of Common Plan of Development. The review verifies when mitigation is required based on the amount of impervious cover greater than the target impervious cover shown for the proposed improvement. Submittal requirements are (see: <https://www.bexar.org/2147/Post-Construction-Permits>):
1. Application (signed)
  2. Mitigation Worksheet
  3. Fee (check mitigation worksheet)
  4. Supporting documentation for mitigation if mitigation is required
- Review time: Concurrent with Storm Water Quality Permit.** [\[E-mail questions to SWQ@bexar.org\]](mailto:SWQ@bexar.org)
- C. **Right-of-Way permits (ROW)** – (Permit cost: Varies) A Bexar County Right-of-Way permit is required for all work within a county maintained right of way. You must have an issued ROW permit before starting work in the ROW. (see: <https://www.bexar.org/1493/Right-of-Way-Permits>).
- Review time: 15 -30 days.** [\[E-mail questions to ROW.permit@bexar.org\]](mailto:ROW.permit@bexar.org)
- D. **On Site Sewage Facility (OSSF) Permit** – (Permit cost: contact to verify) An OSSF permit is required for sites that are not serviced by public sanitary sewer. If no water service is available, provide information about restroom provisions for employees. An OSSF permit must be submitted (if new construction) or renewed (if existing construction).
- Review time: 30 days.** [\[Questions: Mike Lara @ mikel@bexar.org; 210-335-0295\]](mailto:mikel@bexar.org)
- E. **Floodplain Permit** – (Permit cost: \$50.00) A Bexar County Floodplain Development Permit is required for any property that is encumbered or within 100 feet of a FEMA designated 1% (100yr) floodplain. Floodplain permits are issued after the applicable Permits A-D listed above have been issued. You must have an issued permit before starting work. (see: <https://www.bexar.org/1492/Flood-Development-Permits>).
- Review time: First submittals: 30 days; Resubmittals: 15 days.** [\[E-mail questions to floodplain@bexar.org\]](mailto:floodplain@bexar.org)
- F. **Subdivision plats** – if a subdivision plat is required but not recorded, County Development Services Staff must complete at LEAST one review of the plat materials to verify that no conflicts exist between the proposed buildings and easements shown on the plat. If a conflict exists, a revised site plan or plat will be required. [https://www.bexar.org/1443/Subdivision-Plats#:~:text=Subdivision%20plats%20are%20required%20any,authority%20\(Commissioners%20Court%20or%20Executive](https://www.bexar.org/1443/Subdivision-Plats#:~:text=Subdivision%20plats%20are%20required%20any,authority%20(Commissioners%20Court%20or%20Executive)
- Typical review time: First submittals: 30 days; Resubmittals: 15 days.** [\[E-mail questions to plat@bexar.org\]](mailto:plat@bexar.org)
- G. **Military Limited Lighting Regions (MLLR)** - Bexar County Development Services will review exterior lighting design plans for the proposed development outside of the COSA Military Protection Area. You may find the limits of the MLLR along with the requirements in the most recent court order. Identify if Option A or Option B will be reviewed. For a review, submit the following to [BPA.permit@bexar.org](mailto:BPA.permit@bexar.org): 1) Site Plan dimensioning location and orientation of Luminar location(s) in relation to nearest property line; 2) Table listing Luminar type, mounting height, color temperature, lumens per light and total lumens proposed for site; 3) Manufacturer Specification Sheets for each lighting fixture; 4) Photometric plan clearly identifying property boundary and Maximum Vertical Illuminance value at the property line; 5) Additional data explaining any alterations to the proposed lighting fixtures; 6) Total value of total lumens on the inside surfaces of the virtual enclosure and how the value was derived (Option B); 7) Engineer Certification Lighting Plan Complies with Bexar County Military Protection Lighting Court Order (Option B). An accepted lighting plan is required before Public Works signs the Permit Verification form.
- Review time: 7-14 days.** [\[E-mail questions to bpa.permit@bexar.org\]](mailto:bpa.permit@bexar.org)
- H. **Fire Marshal Building Permit** – (Permit cost: contact to verify) A building permit is required in the unincorporated areas of the county any time an individual, company, corporation, or group of individuals acting as an organization constructs, builds, or erects a new building to be used for commercial, public accessible, or multi-family residential purposes; OR a pre-built building is located on a piece of property; OR anytime an existing building undergoes a "substantial improvement". This does not apply to single family residential homes (including duplexes and triplexes) (see: <https://www.bexar.org/643/Permits-Applications>).
- [\[Questions: William McLain @ william.mclain@bexar.org or David Duggan @ david.duggan@bexar.org; 210-335-0300\]](mailto:william.mclain@bexar.org)
- I. **Food Service Establishment (FSE) Permits:**
1. Application and Fee
  2. Website: <https://www.bexar.org/3217/Food-Service-Establishment-Health-Inspe>

[\[Questions: Kailey Mendez @ Healthpermits@bexar.org; 210-335-3045\]](mailto:Healthpermits@bexar.org)