

BUILD RESPONSIBLY

All development in the City of Copperas Cove's floodplain requires a floodplain development permit. The City's ordinances and building codes guide and regulate construction in floodplains. Without these provisions, flood insurance through the National Flood Insurance Program (NFIP) would not be available. Any development in the floodplain without a permit is illegal and should be reported to the Planning Services Department.

If you are doing any type of construction activity in the City's Floodplain, you may need a floodplain development permit. Call (254) 547-4221 for additional information. You can also contact the Planning Services Department to learn more about floodplain permitting requirements.

The City of Copperas Cove participates in the National Flood Insurance Program (NFIP). As a participating community, the City has adopted floodplain management practices through the City's Floodplain Ordinance that limits the development allowed in the 1% annual chance floodplain (the area inundated by a storm that has a 1% chance of occurring in any year, also known as the 100 year floodplain).

Flood provisions found in the current Drainage Criteria Manual both help to protect new structures and improvements from flood damage and to protect the community from negative flooding impacts from new development. These provisions include:

- Elevation – minimum standards for the height of finished floors and lowest horizontal members of new structures and improvements
- Flood protection – performance standards for structures and utilities serving buildings to reduce the risk and severity of flood damage
- Mitigation - remove or “cut” at least as much material from the floodplain as they are add or “fill”. Materials include any type of solid building material including but not limited to soil, concrete, gravel, wood and bricks.
- Conveyance Analysis and No Impact Certification – documents provided by an engineer based on an engineering study to the City showing that the development will not impact the flow of flood waters or increase the base flood elevation.

The City's Planning Services Department is available to make site visits to review on-site drainage and flooding issues and provide information to property owners pertaining to development, renovation, and flood protection measures for their structure. To schedule a site visit, please contact the Planning Services Department at (254) 547-4221 or www.copperascovetx.gov.