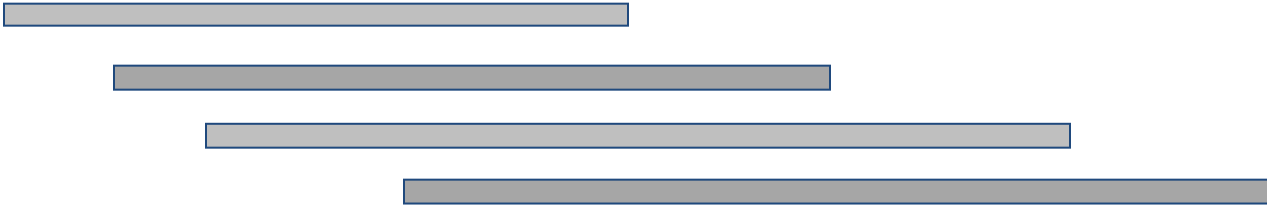




CITY OF TEXAS CITY

DEVELOPMENT HANDBOOK



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Texas City, Texas 77590
www.texas-city-tx.org

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I. Responsibilities of City Departments

Development Concerns	Departments
Site Plan Review New Construction Plan Review Building Permits Building Inspections Certificates of Occupancy Electrical, Plumbing, Mechanical Zoning and Enforcement Flood Plain Enforcement/Compliance Building Demolition Sign Permits Landscaping Requirement	Buildings
Street & Sidewalk Improvements Erosion Control Traffic Control Parking Street Design & Lighting Site Plan Review Zoning Platting	Engineering/Traffic/Planning
Site Plan Review New Construction Plan Review Fire Sprinkler Plan Review Underground Fire Sprinkler Plans Emergency Access to Property Emergency Egress Fire Extinguishing & Alarm Systems Operational Permits Flammable and Hazardous Storage	Fire Department
Site Plan Review Water, Sanitary, Storm, Sewer Design and Construction Water Distribution Design, Construction, Repair, & Alteration of Water System Water Service Connection & Tap Fees	Public Works/ Utilities

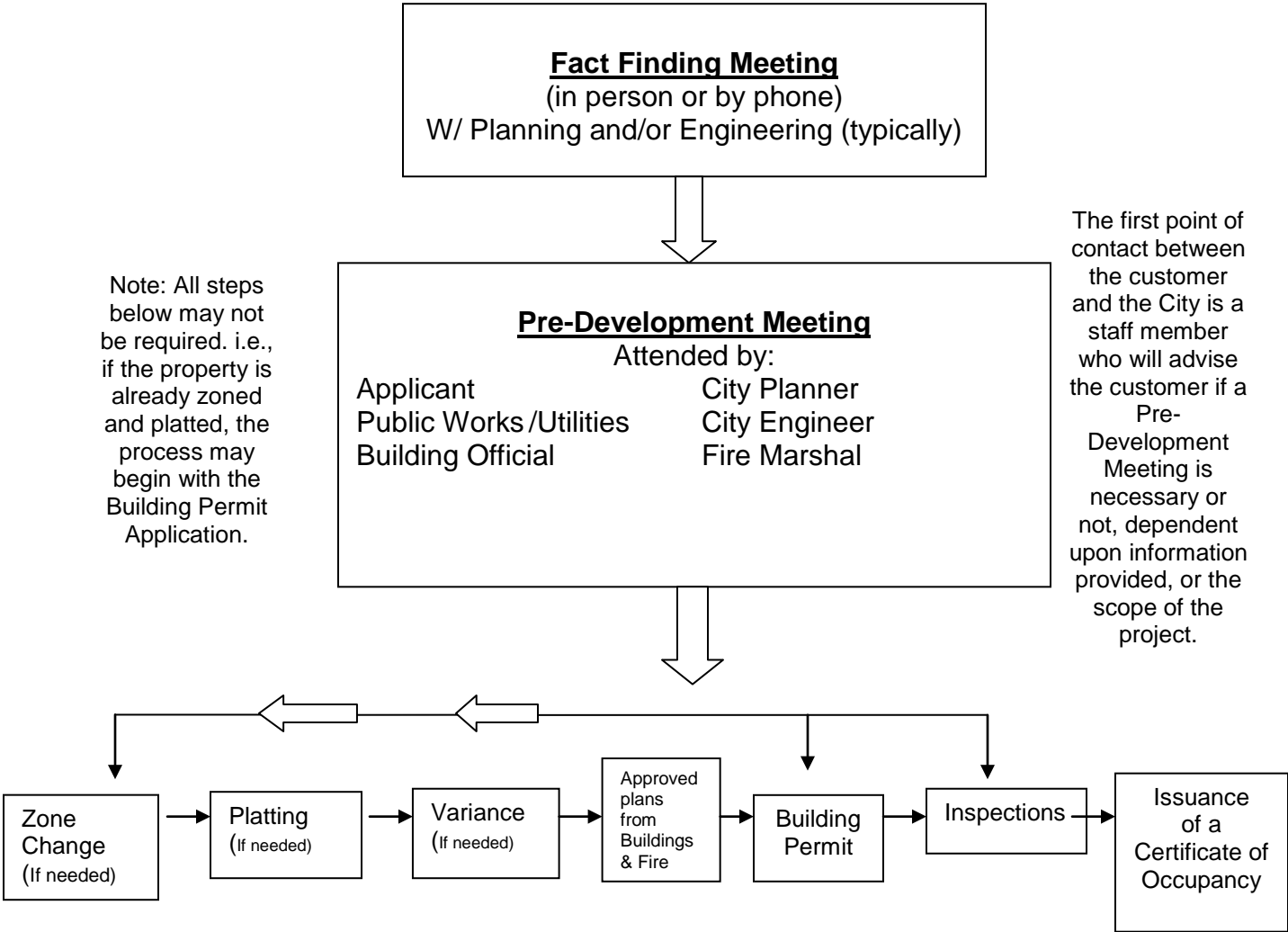
II. INTRODUCTION

- The City of Texas City welcomes you. The City is happy to present the “Development Handbook”. It is our intention to assist developers with the development process and make it as easy and simple as possible. It is the City’s hope that this handbook will provide the information required in a user-friendly and easily understood format. This guide is not intended to discourage developers from contacting the city in person or by phone. On the contrary, this handbook is designed to give a better understanding of the process and give Texas City an opportunity to work with developers in an effective manner.
- The guide follows the sequence of the development process, starting with pre-development meetings and continuing to a final certificate of occupancy. Each section contains a summary, flowchart, checklist applications, meeting dates and deadlines, and other necessary information.
- *A comprehensive list of minimum plan requirements for new construction*
- It is our intent to update this guide on a regular basis. Effectiveness of this guide will depend on input from the development community. Therefore, any feedback would be appreciated. Additionally, the City would appreciate any comments or suggestions that would help us serve you better.
- We would like to thank you for choosing the City of Texas City for the development of your project.

Please note: *This Development Handbook is not intended to take the place of any Ordinance. Please review the appropriate Ordinances and codes as they relate to your project.*

III. DEVELOPMENT PROCESS

The following flow chart explains the overall development process in the City. Each of these processes is described in detail in the following sections.



*If zone change, variance, or platting is required, see the flow chart for that procedure or refer to www.texas-city-tx.org/Planning.htm.



DEVELOPMENT PLAN

- Development plan approval by the planning board shall be required prior to the issuance of a building permit for the following types of development:
 - Development in nonresidential Zoning classifications.
 - Development in Planned Unit Developments (PUD), excluding areas of planned developments devoted exclusively to single-family, single-family attached or duplex dwellings.
 - Development in the S-P Site Plan District, excluding uses devoted exclusively to single-family, single-family attached or duplex dwellings.
 - Townhouse or multifamily dwellings.
 - Schools, elementary or secondary.
 - Mobile home or Recreational Vehicle Park.
 - Recreational and entertainment uses.

- Approval of a development plan by the planning board shall be required when the development plan is in conjunction with a request for a Zoning change excluding uses devoted exclusively to single-family, single-family attached or duplex dwellings.

- Formal application and the required information for a development plan shall be made to the City Planner by the applicant on forms prescribed by the city.

- Action on application.
 - When a development plan application has been reviewed and determined to be in conformance with all applicable provisions of the Zoning Ordinance and Subdivision Ordinance by the City Planner, it shall be placed on the agenda for the next available regular Planning Board meeting.
 - If an application is submitted in conjunction with Zoning change request, the development plan will be submitted to the Zoning Commission for a recommendation from that body.
 - The Planning Board consideration shall include the following:
 - Conformance with planning guidelines set forth in the Comprehensive Plan, if applicable;
 - Paving and layout of streets, alleys and sidewalks;
 - Means of ingress and egress;
 - Provisions for drainage;
 - Provisions for off-street parking;
 - Provisions for protective screening and open spaces;
 - The impact of noise,

- The impact of glare from stationary and vehicular lights;
 - Provisions for areas designated for landscaping; and
 - Other aspects deemed by the planning board necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.
 - In the approval or disapproval of the development plan, the Planning Board shall not be authorized to waive or vary conditions and requirements contained in the Zoning Ordinance or Subdivision Ordinance.
 - Any development plan application denied by the planning board may be appealed to the City Commission.
- Building permits are to be in conformance with development plan. It shall be unlawful to issue a building permit for any development for which a development plan is required pursuant to this chapter prior to the approval of a development plan. No building permit shall be issued except in conformity with the approved development plan or in accordance with authorized minor changes.
- Minor changes. Subsequent to approval of a development plan, minor changes may be authorized by the City Planner when such minor changes will not cause any of the following circumstances to occur:
 - A change in the character of the development;
 - A change in the primary use of the development;
 - An increase in the intensity, floor area ratio, height or site coverage of the development;
 - An increase in the traffic generated by the use;
 - A reduction in the originally approved setbacks from property lines;
 - An increase in the problems of off-street parking, circulation, safety and utilities;
 - A change in the subject size, lighting or orientation of originally approved signs or
 - A decrease in the percentage of landscaping required.

(Ord. No. 08-40, § 1, 10-15-2008)

IV. PRE-DEVELOPMENT MEETINGS

- The purpose of Pre-Development meetings is to create a “one-stop shop,” a means of meeting with all departments involved in the development process at the same meeting. These meetings are scheduled to introduce the developers to local development regulations and the officials responsible for all aspects of development. These meetings provide an opportunity for the developer to discuss his or her proposal with City Officials and get their input. These are strongly encouraged for each new development as each official responsible directly for the review of the project is in attendance.
- Pre-Development meetings are typically scheduled on every Tuesday afternoon at 3:00 p.m. During the meeting, Staff explains the various City Ordinances pertinent to that project, permitting and development processes, and rules and regulations adopted by the City. In addition, all relevant information is given to the applicant at the end of the meeting.
- The meeting is attended by representatives of the following City departments:

City Planner	Public Works
City Engineer	Fire Marshal
Building Permits Department	



V. ZONING

Site Plan Rezoning, Variances, Platting & Subdivisions

- Zoning divides the community into districts or zones in which permitted uses are established. Zoning also provides regulations on minimum lot sizes, building sizes, placement of building, minimum yard setback requirements, parking, screening between residential and non-residential uses, etc. These requirements vary from district to district.
- A permitted use is one that is allowed by right on a property. A site plan rezoning is similar to Zoning. Site plan rezoning lets us City know the specific type of development that is proposed for the property. Site plan rezoning (Conditional Use) is added to a Zoning District where a particular use is not included in that zone's allowable uses, but with certain conditions granted by the permit, could be compatible and acceptable. It is common for specific conditions to be placed on the approval of site plan rezoning in order to maintain the integrity of the neighborhood or community.
- A zone change may be needed for a property in order to ensure that the proposed development will be compatible with surrounding Zoning and land uses, and to ensure that proposed developments are constructed in accordance with Zoning and all development standards, such as building facades and landscaping.
- All property within the City of Texas City must be properly zoned prior to the subdivision/platting and development and/or issuance of a building permit.

Please refer to www.texas-city-tx.org/Planning.htm. For Planned Unit Development, Platting, Subdivisions, and Site plan rezoning questions.

ZONING DISTRICTS AND THE TABLE OF USES

- One of the most important things to check before planning a project within the City is the current Zoning District of the property. The property Zoning will determine what is an allowable use. From large projects like a shopping center to smaller projects like a tenant lease space in a building, it is always important to check the Zoning first to ensure that Zoning permits the proposed use. If the Zoning does not allow the proposed use, a zone change or site plan rezoning application must be submitted and approved in order to allow the use.
- Zone changes and site plan rezoning are voted on by the Zoning Commission and the City Commission, an application does not guarantee that the Zoning change or site plan rezoning will be approved. Even small additions to a property, especially a property that is non-conforming, may trigger a zone change or site plan rezoning. It is also important to check the Zoning for existing strip centers. For example, if there was a restaurant in a tenant space and the restaurant moves out; then another restaurant wants to move in, do not assume that the use is allowed simply because the proposed use is identical to a previous use. Always double check the Zoning.
- For Zoning District checks refer to www.texas-city-tx.org/Planning.htm, select Land use or Zoning to view maps. Search by general location and check the Zoning District designation.

NOTE:

Zone Change Application, Site Plan Application, and Plat Application can be found at: <http://www.texas-city-tx.org/Planning.htm>

City of Texas City Zoning Districts

The following is a listing of the different Zoning Districts that exist within the City of Texas City. At the City, we typically refer to the Zoning of property by the abbreviation for the district rather than the full district name, such as A or E.

Residential Zoning Districts

A	Single-Family Estate District
A1	Single Family Residential
A2	Patio Homes
B	Single Family Attached Duplex-Residential
B-1	Townhouse Residential
C	Multifamily Residential
C-1	Multifamily Residential
CIMU	Commercial/Industrial/Mixed Use
MH	Mobile Home
O-P	Office Professional
D	Neighborhood Services
D-1	Limited Service
E	General Business
E-1	Central Business
E-2	Freeway Commercial
E-3	Outdoor Commercial
E-4	Commercial Warehouse
F	Light Industrial
F-1	Outdoor Industrial
P-1	Planned Industrial
G	Waterfront
G-2	Recreational Waterfront
H	Heavy Industrial
O	Open Space
I	Planned Unit Development
S-P	Site Plan
LGBD	Limited General Business District
IBD	Industrial Business District
	Environmental Overlay District

DEVELOPMENT REVIEW/APPROVAL PROCESS

Zoning Changes follow the approval procedure as follows:

1. Meet with City Staff.
Prior to submitting for a Zoning change application, the applicant should meet with the Development Staff to discuss the Zoning change process, Zoning Districts, and development of the property.
2. Submittal of the Application for a Change in Zoning
The applicant or property owner should submit all items as listed on the Zoning Submittal Checklist.
3. Review of Application by City Staff
The Planning Department/Building Inspection Department will process the proposed Zoning change. Staff may contact the applicant or owner for additional information during the review period if needed. The City will process the application and schedule a public hearing.
4. Notification of Public Hearing
Staff prepares a location map that identifies the subject property and all property owners within 200 feet of the subject property. Staff will notify the applicant of the date of the public hearing. The properties within 200 feet of the subject property are sent a notice of public hearing by mail, indicating the location of the property and the requested Zoning action, a minimum of 15 days prior to the date of the public hearing.
5. Zoning Commission Public Hearing
Zoning Commission Public Hearing and recommendation. Planning Board review and recommendation of the site plan if necessary, staff presents a summary or the proposed Zoning change to the Commission. The applicant and/or owner or representative is required to be present at the Public Hearing and must be prepared to discuss the Zoning change request and answer any questions that arise.
6. Zoning Commission Meeting
A favorable Zoning Commission recommendation is automatically forwarded to the City Commission or a recommendation of denial by the Zoning Commission requires an appeal to be filed within 10 days after the Zoning Commission Public Hearing. Be prepared to discuss the Zoning change and answer any questions that may arise.

7. Notice of the City Commission Public Hearing

A public hearing notice is published in the newspaper fifteen (15) days prior to the meeting.

8. City Commission to hear Public Hearing

A decision is made based upon recommendations of the Zoning Commission. Action could be deferred to a later date if more data is needed.

9. City Commission Application

The City conditionally approves the application or the City Commission could deny the application with no further action. Applicant can re-apply six (6) months after the denial.

10. Conditionally Approved Application

If conditionally approved, final approval by Ordinance is provided once a building permit is issued by the Building Official. The Building Official will notify the City Commission and once notified the City Commission will permanently approve the rezoning request by Ordinance at its next available meeting.

At any time during the process before approval, the applicant may withdraw the proposed Zoning change request and resubmit the request in a different or similar form.

The entire Zoning change process requires approximately 60 to 90 days.

The Following List Contains Some of the Factors That Are Considered When Reviewing a Zoning Change

PURPOSE STATEMENT

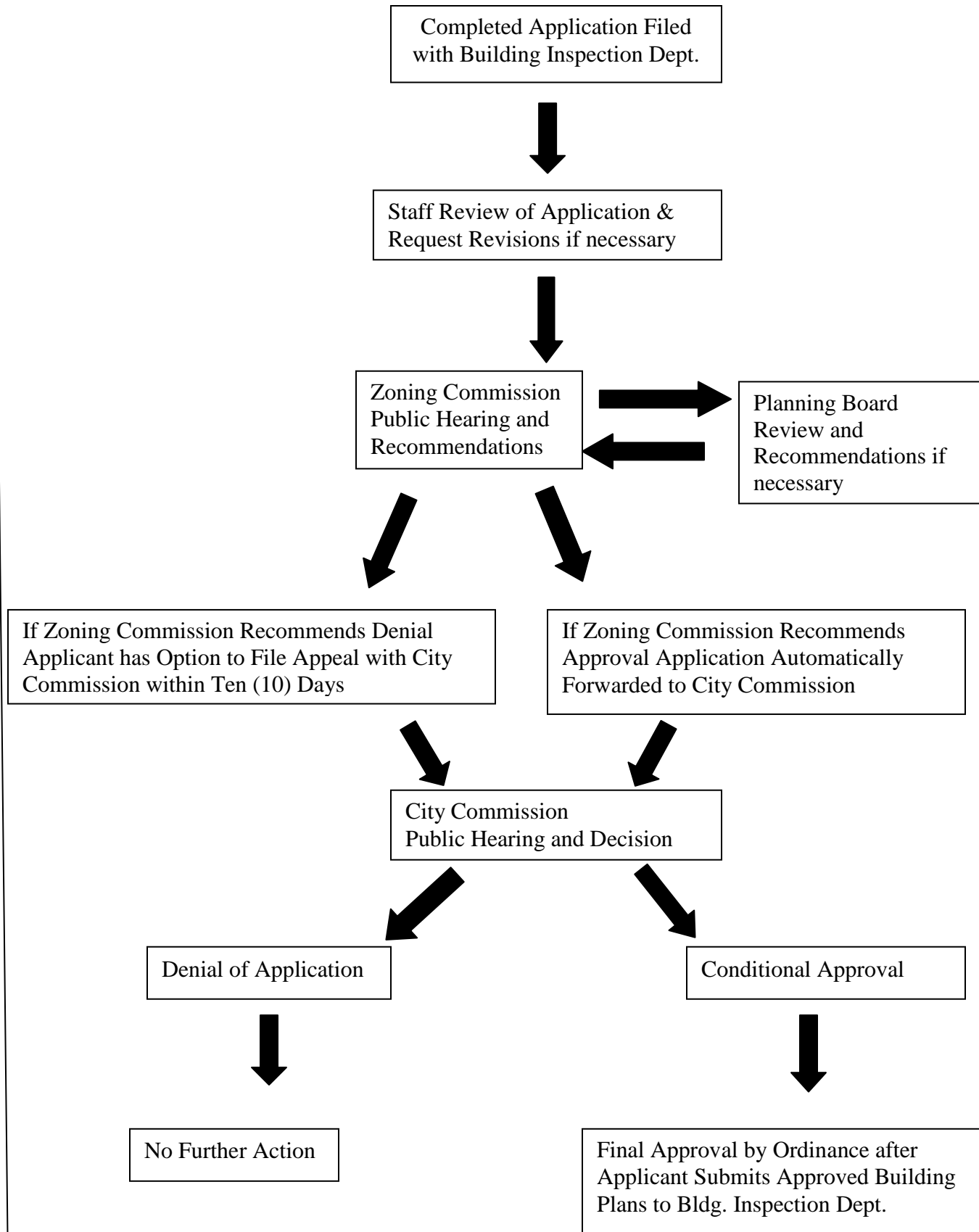
Our community purpose is to make it possible for all citizens to benefit from living, working, worshiping, and playing in a safe, healthy, attractive, and economically viable community; thereby offering all citizens the opportunity for a rewarding, satisfying, and fulfilling lifestyle, and providing a foundation for a strong family unit environment.

AIMS OF ZONING ORDINANCE

Zoning has three aims: (1) to assure orderly community growth and thereby to safeguard the general public welfare; (2) to regulate the use of private property thereby protecting the community against the harmful invasion of buildings and structures; and (3) to conserve property values

1. Will it conform to the City's Purpose Statement printed above?
2. Is rezoning in the public interest and is there a public need for this change in district classification?
3. Does it conform to the general intent and spirit of the Land Use Plan?
4. Will granting the request adversely affect adjacent land by lowering property values, noise, bright signs, odors or other nuisances?
5. Does the proposed use appear bona-fide or is the request merely to enhance land values?
6. Will rezoning increase the cost of providing City services and are utilities available at the site?
7. Was there an error in the original Zoning map which indicates the Zoning should have been included at that time?
8. Recommendations of the City Staff
9. In the event a Zoning request is denied by the City Commission and/or Zoning Commission, the property owner/applicant cannot reapply for the same classification rezoning change for six (6) months from original filing date.

TEXAS CITY ZONING CHANGE & PUD PROCESS



VARIANCE:

A Variance is defined as permission for a property owner to depart from the literal requirements of a Zoning regulation in cases in which strict enforcement of the Zoning regulation would cause undue hardship in the use and development of the property due to special circumstances unique to the property itself.

The Zoning Board of Adjustment ('ZBA' or 'Board') is a quasi-judicial body that has the authority to decide the following:

- 1) Variances
- 2) Changes in Nonconforming Status

The Board also has the authority to decide appeals on the following matters:

- 1) The City's interpretation of any Zoning regulation
- 2) The City's decision on sign permits or interpretation of the sign regulations.

Criteria for Variance Approval

In deciding the variance application, the Board shall apply the following criteria:

- There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land such that the strict application of the provisions of this Code to the proposed use would create an undue hardship or inequity upon or for the applicant, as distinguished from a mere inconvenience, in developing the land or deprive the applicant of the reasonable and beneficial use of the land;
- The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;
- The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- Granting the variance application will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
- Granting the variance application will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of the Code, or adversely affect the rights of owners or residents of surrounding property;
- The hardship or inequity suffered by petitioner is not caused wholly or in substantial part by the petitioner;
- The request for a variance is not based exclusively on the applicant's desire for increased financial gain from the property, or to reduce an existing financial hardship; and
- The degree of variance requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

USE VARIANCES

Variances may be granted from dimensional requirements such as setbacks. However, variances may not be granted in order to allow a parcel of property to be used for a use that is not permitted under the Zoning Ordinance. For example, if a property is zoned as residential (A, B, etc.) and the applicant wants to construct a commercial business, the Board cannot grant a variance to allow the commercial business in the residential zone.

UNIQUE CONDITIONS AND UNDUE HARDSHIP

A variance may be granted only if there exist special circumstances related to the specific property itself that create a hardship in the use of the property. Among other things, special circumstances may relate to lot shape, topography, vegetation, or the presence of a lake or pond. Further, although the Ordinance does not define the term "undue hardship," it does not include:

- 1) the fact that property that cannot be used for its highest and best use;
- 2) financial hardship;
- 3) self-created hardship; or
- 4) The fact that development objectives of the property owner are frustrated.

PROPERTY MUST BE PLATTED

An application for a variance may not be heard or granted unless and until the subject property has been platted in accordance with the City's platting, unless determined otherwise by the City Planner.

CITY OF TEXAS CITY BOARD OF ADJUSTMENT APPLICATION INFORMATION TO APPLICANTS

General

- Appeals to the Board of Adjustment can be taken by person aggrieved, or by an officer, department, or board of the municipality affected by any decision of the Building Official relative to the enforcement of the Zoning Ordinance. Such appeal must be filed within 15 days after the decision has been rendered by the Building Official, by filing with the Building Official and with the Board of Adjustment a notice of appeal specifying the grounds thereof.
- In actions before the Board of Adjustment, the burden of proof falls on the applicant, i.e. (1) If a variance is requested, factual evidence must be presented to satisfy the Board that a hardship exists, which is not generally true of other properties in the area and which is not a self-created hardship. (The economic cost of compliance is not legally considered a hardship). (2) If the decision of an administrative official is appealed, evidence must be presented to satisfy the Board that an error exists in the official's decision. (3) If a special exception is requested, evidence must be presented to satisfy the Board that a special exception to terms of the Ordinance is warranted due to the peculiar circumstance of the situation.

Meetings

- Meetings of the Board of Adjustment are generally held on the 2nd and 4th Tuesday of the month at the City Hall Annex, 928 5th Avenue North. The date on which an application is heard by the board is dependent upon when the application was received, the completeness of the application and the time required to provide proper notice. Each application is posted as a Public Hearing item on the agenda, and notice of the Public Hearing is provided to owners of property within 200 feet of the subject site. Any person can speak in favor of or in opposition to a request before the Board of Adjustment.

Action of the Board of Adjustment

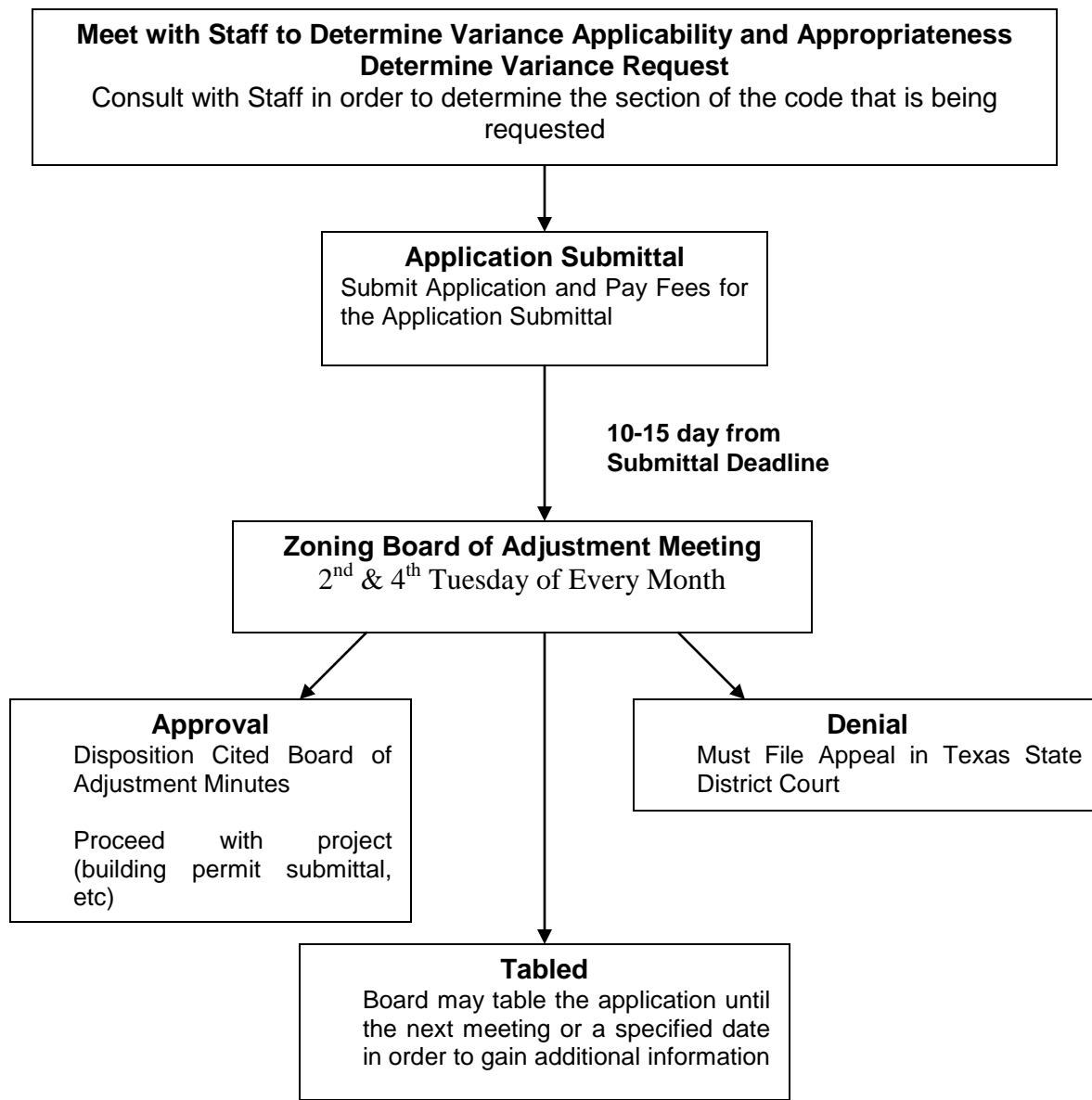
- In order for the Board of Adjustment to hear and take action on an application, at least four (4) of the five (5) members must be present. The concurring vote of four of the members of the Board is necessary to reverse a decision or determination of an administrative official or authorize a variance. A vote of 3-2 to approve a variance fails. *Please refer to Section 40-81 of the Zoning Ordinance for more information regarding the Texas City Board of Adjustment.*



APPEAL OF A VARIANCE

Decisions made by the Board of Adjustment cannot be overturned by any City official or any other body within the City. By State law, even the City Commission does not have the authority to overturn a decision rendered by the Board. Any appeal of the Board's decision must be heard by a District Court of the State of Texas. Appeals must be filed within 10 days of the Board's decision.

VARIANCE APPROVAL PROCESS (Approximately 30 days)

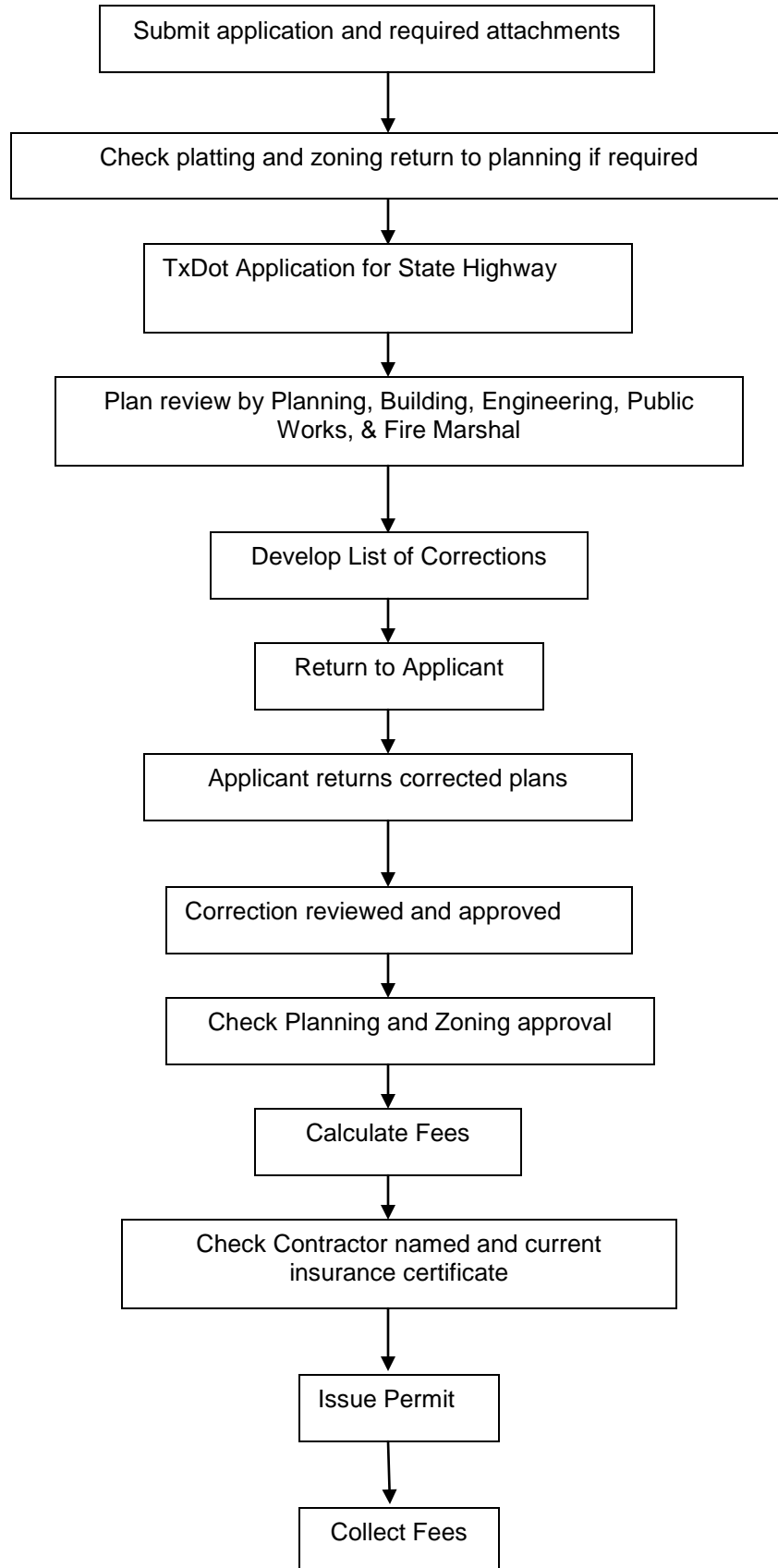


VI. COMMERCIAL BUILDING PERMITS

Introduction

- The City of Texas City has adopted building codes and Zoning regulations to insure basic minimum requirements for all construction in the City, and to ensure the public health, safety, and welfare. This will allow for growth that does not infringe on existing residents and helps real estate values to continue to grow. Permits are required so that the City Staff can monitor growth and construction. Permits also allow the City to insure that commercial establishments present a proper appearance and meet minimum standards to upgrade the appeal of the City of Texas City.
- Permits may be easily obtained by following the guidelines in the attached sections, commercial or residential, and submitting the required information to the Buildings Department, which is the only stop required for most permits. We are glad you have planned a project in the City of Texas City and we welcome you.
- Building Permit and Certificate of Occupancy Applications can be found at: <http://www.texas-city-tx.org/Inspections.htm>

Building Permit Process



General Information

Pre-Development Meetings

Pre-Development meetings provide a valuable opportunity to discuss proposed developments with various City of Texas City department representatives. The meetings are typically held every Tuesday at 3 p.m. at the City Hall Annex. For more information regarding these meetings, please refer to the section on Pre-Development Meetings.

General Contractor Requirements

Contractors must provide the City with a Certificate of Insurance with a minimum of \$300,000 General Liability. The certificate must list the City of Texas City as the certificate holder.

Codes Adopted by Texas City

Building, plumbing, and mechanical codes are regulated by the 2006 International Building Codes with amendments for the building, plumbing, and fuel and gas codes. Electrical is enforced using the 2005 National Electrical Code (NEC) with City amendments.

City Requirements

Land Use and Urban Development Ordinance
Storm Drainage Design Criteria Manual
Engineering Design Criteria Manual

Permit Approval Time

The review time for new commercial buildings is three weeks. The review time on re-submittals is approximately two weeks for the initial review.

Permit Fees

The Building Permit Fee is due at the time the permit is issued.

The Fee Schedule is:

\$1000 valuation and less	= \$15.00
\$1001 to \$50,000 valuation	= \$15.00 for the 1 st \$1,000 plus \$5 for each additional thousand
\$50,001 to \$100,000 valuation	= \$260 for the 1 st \$50,000 plus \$4 for each additional thousand
\$100,001 to \$500,000 valuation	= \$460 for the 1 st \$100,000 plus \$3 for each additional thousand
\$500,001 and up valuation	= \$1660 for the 1 st \$500,000 plus \$2 for each additional thousand

Re-inspection fees will be charged to all commercial and residential buildings that schedule for an inspection but that are not ready for one.

SITE WORK & PREP

Processing Checklists

I. ENGINEERING

General Items

- Include a north arrow and graphic scale on all plan sheets.
- All plan sheets should be orientated such that north is either towards the top or to the right of the page.
- Provide a plan and profile for all work that crosses the right-of-way.
- Include a copy of the Plat as part of the Civil Plan Package.
- Include an Existing Site Plan or a copy of the topographic survey as part of the Civil Plan Package.
- All easements and setbacks shall be shown and clearly labeled on all plan sheets.
- Engineer shall provide the City of Texas City with proof of acceptance of the development by any other municipal agencies (i.e. TX DOT, Galveston County Drainage District), which have jurisdiction over the subject tract and require review and approval of all or part of the design. No permit will be issued until such proof of approval has been provided to the City of Texas City.

COVER SHEET (All Commercial Development Civil Plans shall include a Cover Sheet)

- The Project Title
- Legal Description
- TDLR Project Number

SITE PLAN

- Clearly label all proposed buildings and existing buildings that are intended to remain. Note all proposed building footprint areas.
- Clearly show the location of all building entrances and exits and handicap accessible parking stalls.
- Label all paving area and note each pavement type.
- Label all property lines and lot lines.
- Label all adjacent properties, rights-of-way, and drainage easements.
- Clearly label the dumpster pad location(s).

For the following plans & maps refer to the City of Texas City Zoning Ordinance. All requirements of the Zoning Ordinance should be met.
www.texas-city-tx.org/Planning.htm

- DIMENSION CONTROL PLAN
- REGIONAL (OFFSITE) DRAINAGE AREA MAP
- ONSITE DRAINAGE AREA MAP
- PAVING, GRADING AND/OR DRAINAGE PLAN
- STORM WATER POLLUTION PREVENTION PLAN
- WATER DETENTION FACILITIES
- PROJECT WITHIN 100-YEAR FLOOD PLAIN

III. Planning

Site work and Prep checklist

- For Parking Requirements and Landscape Calculations refer to the City of Texas City Zoning Ordinance. All Zoning Ordinance requirements should be met.
www.texas-city-tx.org/Planning.htm

Items required for Permit Submittal

Building plans shall include:

- *Building Permit Application*
- Survey and copy of approved plat
- Two (2) complete sets of drawings – architectural, structural, MEP, civil (Once final plans are approved, please submit one additional set of drawings on CD or disk in PDF format.)
 1. Floor plans
 2. Elevation view of building showing exterior wall finishes
 3. Wall sections
 4. A cover sheet with size of building, proposed occupancy, type of construction, required fire protection, occupant load, and any calculations for increases.
- Proof of registration with TDLR for Architectural Barriers
- ICC certified third-party plan review for compliance with the 2006 International Energy Conservation Code. (See list included in this packet)

Site Plan and Drainage Plan should include the following:

- ❑ Site work application
- ❑ Refer to the Zoning Ordinance for Site, Drainage, and Landscape Plan Preparation packet for additional requirements for site and drainage requirements
- ❑ A table showing the zone of the property in addition to the required and proposed lot area, lot width, lot depth and all yard setbacks
- ❑ Details including the date and conditions of any variances approved for the property or PUD's
- ❑ Platting information for the parcel – recordation number and date
- ❑ Right-of-way of abutting streets and any dedication, if applicable
- ❑ Parking layout with dimensions of parking and loading spaces, aisles and driveways, width of aisles, concrete curbs
- ❑ Parking calculations with parking ratios based on floor areas and the number of required and proposed parking spaces
- ❑ Location and size of all loading spaces, if provided
- ❑ Distance between driveways and between driveway and nearest street intersection
- ❑ Proposed and existing sidewalks and their width
- ❑ Dumpster location and details of screening
- ❑ Location and details of all proposed fences (including screening fences), if applicable
- ❑ Location of all outdoor merchandise display and storage areas, if applicable
- ❑ Add location map of parcel and adjoining parcels
- ❑ Building façade with details

Landscape Plan should include:

- ❑ Layout of proposed plantings including the quantity and type of plantings (refer to City of Texas City approved tree list), percentage of landscaped area
- ❑ Details of special structural elements such as facades, walls, planters, foundation, berms, walkways and irrigation systems
- ❑ Calculations in terms of caliper inches to show conformance
- ❑ Landscape Survey in accordance with Zoning Ordinance
- ❑ Irrigation systems

Required Inspections for Building Final

Building Inspections (Approved construction plans must **always** be kept on the job.)

Inspection Type	Information/Items required
Foundation	<ul style="list-style-type: none"> ✓ Form survey required at the time of foundation inspection after forms are in place, but before the slab is poured. Form survey must include registered surveyor seal, signature and date. ✓ If applicable, Elevation Certificate must be provided.
Building Piers	<ul style="list-style-type: none"> ✓ If applicable ✓ May substitute engineer report for inspection.
Brick Ties	
Building Truss	<ul style="list-style-type: none"> ✓ If applicable
Framing	<ul style="list-style-type: none"> ✓ Inspected after electrical, plumbing, and mechanical roughs are complete. ✓ Windstorm certificate from windstorm inspector or engineer is required at framing inspection.
Water Meter Final	<ul style="list-style-type: none"> ✓ Must be approved before building final inspection.
Building Final	<ul style="list-style-type: none"> ✓ Debris must be removed, lots graded, appliances installed and working, address numbers on the building, and have an approved water meter inspection. ✓ Must also provide an Energy Certification – verification that structure was inspected by 3rd party inspector.
Fire Marshal Final	<ul style="list-style-type: none"> ✓ Must have Fire Marshal Final prior to receiving Certificate of Occupancy.

Engineering Inspections

Inspection Type	Items required at time of inspection, if any
Storm Sewer	
Plumbing Sewer (sanitary)	
Plumbing Water	
Paving	
Drive Approach	
Sidewalks	
Engineering Final	

Subcontractor Requirements

Electrical Contractors

- Certificate of Insurance
(\$1,000,000 insurance coverage - \$750,000 General Liability and \$250,000 per occurrence for bodily injury and property damage AND Worker's Compensation in accordance with Texas state law.)
- State of Texas Master License and Contractor License

Mechanical Contractors

- Certificate of Insurance*
- *STATE OF TEXAS MASTER LICENSE*

Plumbing Contractors

- Certificate of Insurance*
- State of Texas Master License

Irrigation Contractors

- Certificate of Insurance*
- State Irrigators License

**\$300,000 General Liability Insurance naming City of Texas City as Certificate Holder*

Commercial Build Out or Remodel - How to obtain a Permit

General Contractor Requirements

Contractors must provide the City with a Certificate of Insurance with a minimum of \$300,000 General Liability. The Certificate must list the City of Texas City as the certificate holder.

Codes Adopted by our City

Building, plumbing, and mechanical codes are regulated by the 2006 International Building Codes. Electrical is enforced using the 2005 National Electrical Code (NEC) with City amendments.

Permit Approval Time

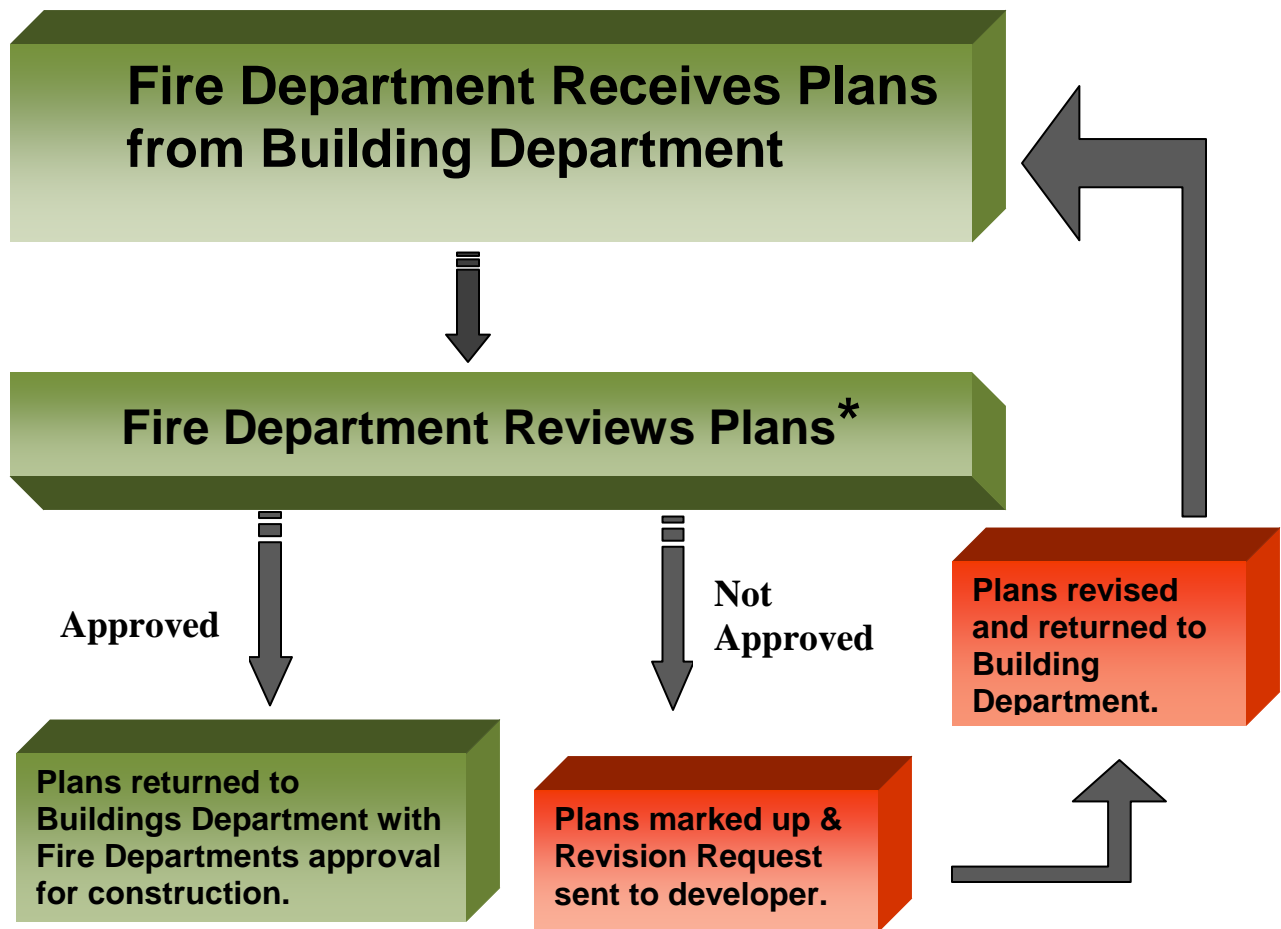
The review time for a commercial build out or remodel is a minimum of two weeks. This does not include any re-submittals that may be required.

Impact Fees

Impact fees, sometimes called capital recovery fees, are charges that a city imposes on new development, additions of 1000 square feet or more, and occupancy changes to generate revenue for funding or recouping the costs of capital improvements necessitated by and attributable to the development. Impact fees are figured based on the type of occupancy, and they are due at the time a permit is issued.

VII. FIRE DEPARTMENT

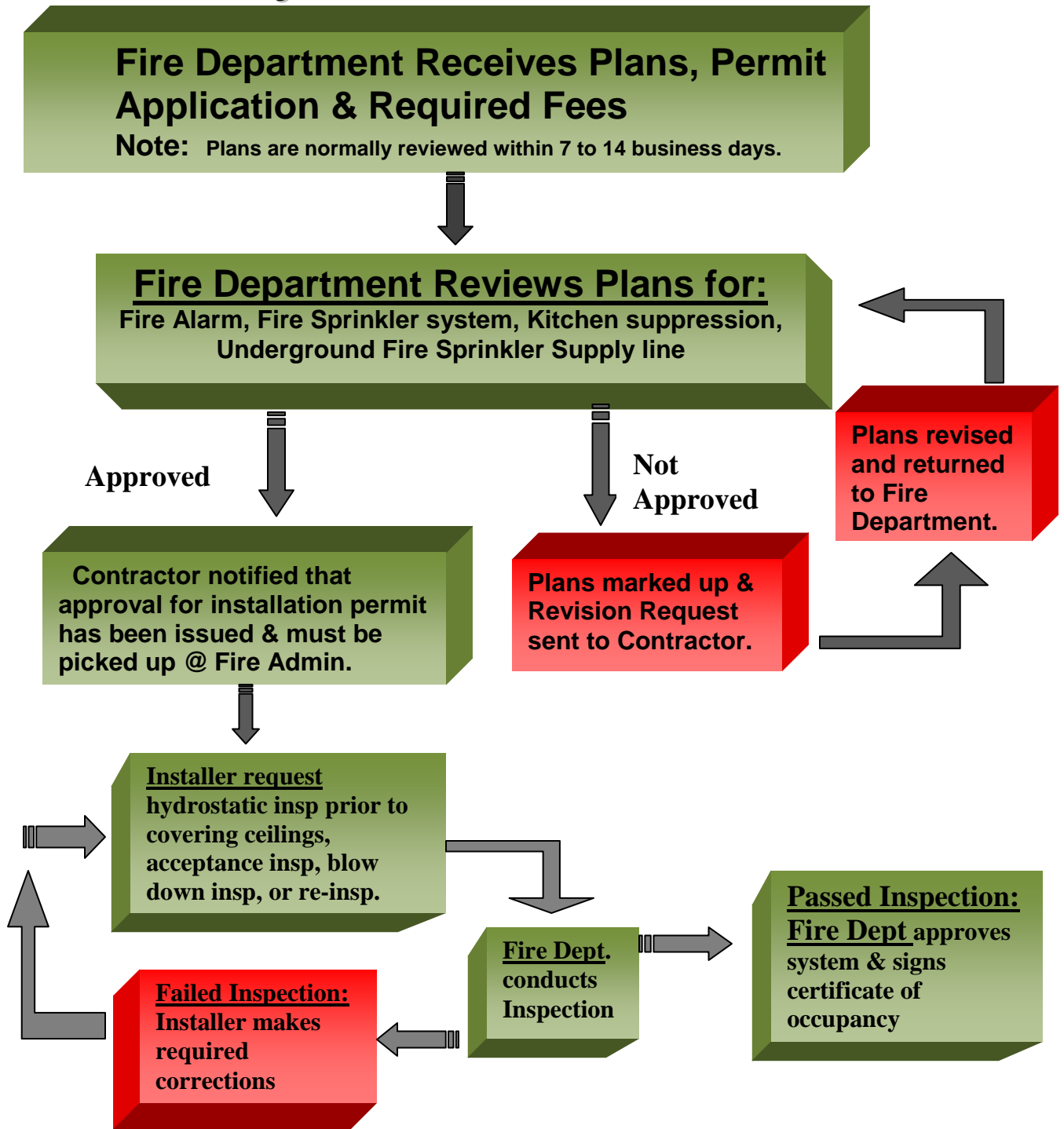
Texas City Fire Department Building & Site Plan Review Process



* *The length of time it takes for the Fire Department to review plans depends on the size of the project. Most plans are reviewed within 7 to 14 business days.*

Note: Fire Sprinkler plans, Alarm plans & Vent hood suppression system plans must be turned in directly to Fire Department Administration. 1725 25th street North, Texas City Texas, 77590

Texas City Fire Department Fire Protection Systems Plan Review Process



Note: Fire Sprinkler plans, Alarm plans & Vent hood suppression system plans must be turned in directly to Fire Department Administration. 1725 25th street North, Texas City Texas. 77590



FIRE DEPARTMENT

The Texas City Fire Department- Fire Prevention Division enforces local fire and state fire codes and laws by conducting inspections regarding:

- Life Safety
- Flammable and Combustible Liquids
- Hazardous Chemicals
- Fire Extinguishers
- Automatic Fire Extinguishing Systems
- Fire Alarm Systems
- Emergency Access & Emergency Egress
- Fire Hydrant placement, Underground Sprinkler lines & Fire Sprinkler water supply
- Texas City Ordinances & all codes adopted by the city
- Operational permits
- Reviews and inspects site plans
- Reviews building plans
- Reviews drawings for building alterations, remodels and build outs
- Administers the Fire Code Board of Appeals
- Knox Box Requirements: Allows after-hours access to buildings, sprinkler systems and alarm panels.

Texas City Fire Code:

<http://www.municode.com/resources/gateway.asp?pid=10119&sid=43>

- IFC 2006 & all appendices.
- City Ordinance# 08-56 Chapter 54 Article III- FIRE PREVENTION AND PROTECTION (sections 54-71 thru 54-74)
- Texas City Code of Ordinance

Detailed Plans must be submitted to the Fire Department and approved prior to construction for the following:

- Underground water supply for fire sprinkler system
- Fire Sprinkler system
- Fire Alarm System
- Vent hood suppression systems
- Underground Storage Tanks
- Spray & Finishing Booths
- Above Ground storage tanks for construction sites

FIRE PROTECTION SYSTEMS CERTIFICATE OF OCCUPANCY PROCESS:

- Plans submitted to Fire Department
- Plans approved by Fire Department
- Permit issued to construct each component: Alarm, Sprinkler, Vent Hood Suppression, Underground Fire Line
- Installer calls for acceptance & hydrostatic inspections
- Fire Department conducts inspections
- Notify Building Department when approved for Certificate of Occupancy
- Fire Department signs Certificate of Occupancy

FIRE LANE REQUIREMENTS

- All fire lanes shall be maintained and kept in a good state of repair at all times by the owner and the City of Texas City shall not be responsible for the maintenance thereof.
- It shall further be the responsibility of the owner to insure that all fire lane markings required by City Ordinance be kept so that they are easily distinguishable by the public.
- **Markings**- approved striping or, when allowed by the code official, signs and or both shall be provided for the fire apparatus roads to identify such roads or prohibit the obstruction thereof.
- Signs and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when deemed necessary by fire code official to provide adequate visibility.
- **Striping**-Fire apparatus access roads shall be marked by painted lines or red traffic paint six inches (6”) in width to show the boundaries of the lane.
- The words “NO PARKING FIRE LANE” OR “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 foot intervals on the red border markings along both sides of the fire lanes.
- Where a curb is available, the striping shall be on the vertical face of the curb.
- **Signs**-shall read “NO PARKING FIRE LANE” OR “FIRE LANE NO PARKING” and shall be 12” wide and 18” high.
- Signs shall be painted on a white background with letters and borders in red, using not less that 2” lettering.
- Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade.
- Signs shall be spaced no more than fifty feet (50) apart.
- Signs may be installed on permanent buildings or walls or as approved by the Fire Chief or Fire Marshal.

Requirements for Fire Marshal's Final

*Fire Inspections (Approved construction plans must **always** be kept at the job site.)*

Inspection Type	Information/Items required to pass:
Underground Hydrostatic Test	<ul style="list-style-type: none"> ✓ Contractor's Material and Test Certification for Underground Piping (TDI form SFO42) ✓ Hydrant discharges must be a minimum of (18") inches in height from final grade to lowest point of discharge.
Sprinkler System Hydrostatic test prior to ceiling cover	<ul style="list-style-type: none"> ✓ No leaks in system.
Sprinkler system acceptance	<ul style="list-style-type: none"> ✓ Contractor's Material and Test Certification for above Ground Sprinkler Piping (TDI form SFO041) ✓ System coverage area diagram on riser. ✓ Hydraulic Calc plate. ✓ Inspectors Test valves must be labeled.
Fire Lanes & Access Roads	<ul style="list-style-type: none"> ✓ Approved striping for fire lanes. ✓ Access Roads must be proper unobstructed width.
Premise Identification & Signage	<ul style="list-style-type: none"> ✓ All mechanical rooms must be labeled. ✓ Sprinkler Riser room must be labeled. ✓ Electrical rooms must be labeled. ✓ Storage rooms must be labeled. ✓ FDC's must be labeled. ✓ Emergency Exits labeled.
Alarm System Acceptance	<ul style="list-style-type: none"> ✓ System must be monitored. ✓ Fire Alarm Installation Certificate (TDI form SFO 035)
Building Final	<ul style="list-style-type: none"> ✓ Ceiling in Place. ✓ Electrical outlet faceplates in place. ✓ Extinguishers mounted. ✓ Main disconnect & breakers labeled
Kitchen Suppression System Acceptance	<ul style="list-style-type: none"> ✓ <i>*If applicable:</i> Blow down test must be completed.
All Above Inspections	<ul style="list-style-type: none"> ✓ Must be approved and completed prior to Building Official Final
Building Official Final	<ul style="list-style-type: none"> ✓ Must have prior to receiving a Certificate of Occupancy.

VIII. RESIDENTIAL BUILDING PERMITS

Introduction

- The City of Texas City has adopted building codes and Zoning regulations to insure basic minimum requirements for all construction in the City, and to ensure the public health, safety, and welfare. This will allow for growth that does not infringe on existing residents and helps real estate values to continue to grow. Permits are required so that the city staff can monitor growth and construction. Permits also allow the city to insure that residential establishments present a proper appearance and meet minimum standards to upgrade the appeal of the City of Texas City.
- Permits maybe easily obtained by following the guidelines in the attached sections, commercial or residential, and submitting the required information to the Building Inspection Department, which is the only stop required for most permits. We are glad you have planned a project in the City of Texas City and we welcome you.

This section includes the following:

General Information:

- Application Requirements
- Building Permit Process flow chart
- Required Inspections
- Temporary Construction Trailers and Sales Offices
- Permit Fee Schedule
- Subcontractor Requirements

- Building Permit and Certificate of Occupancy Applications can be found at:
<http://www.texas-city-tx.org/Inspections.htm>

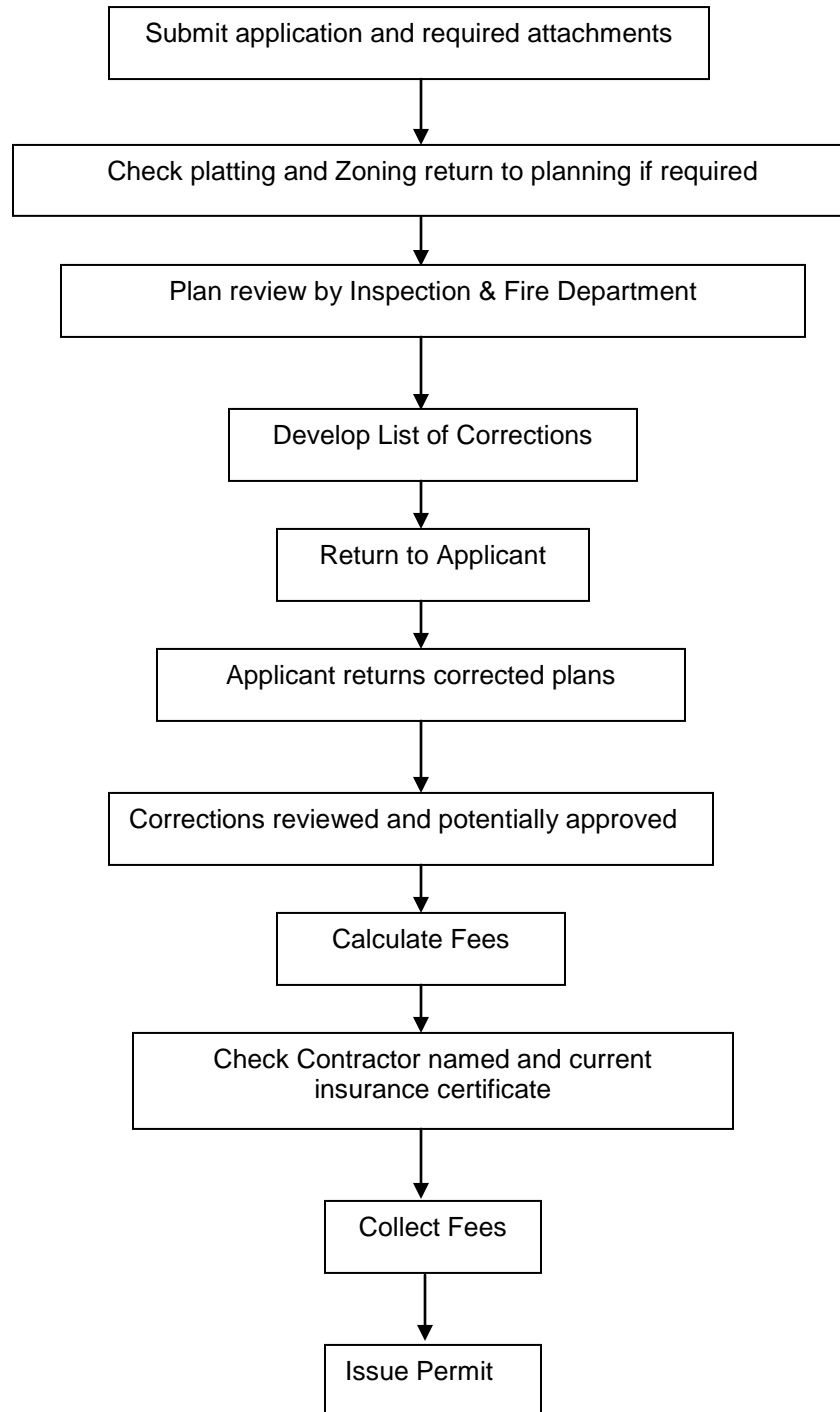
Application Requirements

- ❑ Building Permit Application
- ❑ Blue line Survey/Plot Plan
- ❑ Two (2) sets of building drawings with engineer stamp
- ❑ Elevations
- ❑ Floor Plan (including electrical, mechanical and plumbing)
- ❑ Framing details
- ❑ Wall section details
- ❑ Foundation Plan with engineer stamp
- ❑ Beam details
- ❑ Mechanical Energy Check or RESV Energy Conservation
- ❑ Indication of compliance with Wind storm requirements

*Elevation Certificate is required to be in Building Inspection Department before foundation approval is given

**Windstorm certification is required before framing approval.

Building Permit Process



Required Inspections for Residential Permits

Building Inspections – Approved construction plans must ***always*** be kept on the job site.

Inspection Type	Information/Items required
Foundation	<ul style="list-style-type: none"> ✓ Form survey required at the time of foundation inspection after forms are in place, but before the slab is poured. Form survey must include registered surveyor seal, signature and date. ✓ If applicable, Elevation Certificate must be provided.
Drive Approach	
Sidewalks	
Brick Ties	
Framing	<ul style="list-style-type: none"> ✓ Electrical, plumbing and mechanical rough inspections are also done at the framing inspection. ✓ Windstorm certificate from windstorm inspector or engineer is required at framing inspection.
Water Meter Final	✓ Must be approved <u>before</u> building final inspection.
Building Final	✓ Debris must be removed, lots graded, appliances installed and working, address numbers on the building, and have an approved water meter inspection.

Electrical Inspections

Inspection Type	Items required at time of inspection, if any
T-Pole	
Rough	Covered when builder calls in for framing inspection.
TCI	Temporary Cut In – Required before Building Final
Final	Covered when builder calls in for final inspection.

Plumbing Inspections

Inspection Type	Items required at time of inspection, if any
Ground	
Rough	Covered when builder calls in for framing inspection.
Gas	Required before Building Final
Final	Covered when builder calls in for final inspection.

Mechanical Inspections

Inspection Type	Items required at time of inspection, if any
Rough	Covered when builder calls in for framing inspection.
Final	Covered when builder calls in for final inspection

***DO NOT remove yellow or green stickers from the structure before final inspection.**

***DO NOT cover up work before ALL INSPECTIONS ARE PREFORMED.**

Temporary Construction Trailers and Sales Offices

Permitting Requirements:

- Building Permit Application
- Plot Plan – Sales trailers require 4 off street parking spaces and handicap access. These items must be shown on the plot plan.

If a builder plans to use a garage as a sales office, the entire house must be permitted with all appropriate fees. The garage can then be built first, and the house can be built at a later date. If the house plans change during this time, a new permit must be obtained for the plan change.

Fees for a Residential Building Permit

Fees are due to the Building Inspection Department prior to permit being issued.

Make checks payable to the City of Texas City.

Subcontractor Requirements

Electrical Contractors

- **Certificate of Insurance**
(\$1,000,000 insurance coverage - \$750,000 General Liability and \$250,000 per occurrence for bodily injury and property damage AND Worker's Compensation in accordance with Texas state law.)

- State of Texas Master License and Contractor License

Mechanical Contractors

- Certificate of Insurance*
- *STATE OF TEXAS MASTER LICENSE*

Plumbing Contractors

- Certificate of Insurance*
- State of Texas Master License

Irrigation Contractors

- Certificate of Insurance*
- State Irrigators License

**\$300,000 General Liability Insurance naming City of Texas City as Certificate Holder*

IX. Public Works

SERVICES PROVIDED:

- Water main line repair
- Sewer main line repair and stop ups
- Repair water meter leaks from the main to the meter
- Locating water and sewer mains only
- Installation of water and sanitary sewer taps

WATER/SEWER TAPS:

(Individual Only)

Water

- ¾" Meter Tap Cost = \$400
- 1" Meter Tap Cost = \$500
- Larger Meter Tap Cost = Time and Material

Sewer

- 4" Tap Cost = \$400
- 6" & Larger Tap Cost = Time and Material

REQUIREMENTS OF NEW CUSTOMERS AND DEVELOPERS

- New sewer & water service checklists are available at the Utilities Department- 301 6th Street North, Texas City, TX 77590 (409)-643-5860
- Questions regarding street repairs, drainage, sanitation, GIS Sections, or Construction Projects contact Tommy Maris Public Works Project Administrator (409)-643-5813 tmaris@texas-city-tx.org

LOCATING MAINS:

- To locate water and sewer mains only contact the City of Texas City (409)-643-5860
- Before you dig, contact 1-800-669-8344 to locate all other utility, service, pipelines, etc. lines.

This document is provided for informational purposes only and nothing in this document is to be construed as superseding any applicable water and sewer design, inspection, or operation requirements of City, other local, state, and federal regulatory requirements.



X. PRE-CONSTRUCTION MEETINGS

Pre-construction meetings will be scheduled for new major developments and on an as-needed basis for other projects. Attendees will be the general contractor, building department, fire marshal, engineering, and public works.

The owner or owner's representative and licensed sub-contractors are also encouraged to attend. Required inspections, reports and use of the automated inspection request system will be discussed. The intent of this meeting is to co-ordinate and exchange information for a smooth start and successful completion of construction projects.

Items discussed:

1. Overall inspections procedures.
2. When to call in for inspections.
3. Time and type of inspections conducted by various departments;
Engineering - utilities, paving and sidewalks.
Building – Structural, Plumbing, Electrical, HVAC
Public Works – utility connection, water meters.
Fire Marshal – Fire sprinklers, kitchen hoods, fire alarms.
4. Explanation of automated inspection system and time to call in.
5. Required testing procedures and persons responsible to conduct the tests.
6. All required forms to be completed.
7. Requirements of certificate of occupancy, checklist of inspections and required reports from contractors.

Please contact the Building Official at to arrange a meeting or for more information.

XI. APPENDIX

A. Minimum Plan Requirements for New Construction

B. City Contacts

A. MINIMUM PLAN REQUIREMENTS

- Two (2) Complete Sets of Prints with State of Texas Registered P.E. Stamp on Foundation Plan including Electrical, Plumbing, and Mechanical.
- Drawing Index, Graphic Scale
- Graphic Legend, Indication of North direction.
- Construction type
- List All Occupancy types within structure
- Total building area
- Occupant load calculation
- Evaluate number of exits required.
- Interior finish requirements: Ceiling, Floor, Walls and doors. This includes door ratings and hardware.
- Building Description/Uses: bakery, office, retail, barber shop, church, daycare, deli, etcetera....
- Contact List (phone #'s, email): Architect, Structural Eng, Mep Eng, Civil, Owner /Developer.
- State of Texas P.E., and or Texas Registered Architect Stamped
- Fire Protection Features: (Sprinkler system, alarm system, hydrants, extinguishers, exit lights, emergency lighting, and fire lanes). Note: Minimum entrance width 25' & minimum curve turn radius 25'.
- Door Schedule for Fire Rated Doors
- Wall Schedule for Fire Rated Walls
- Masonry Shown-80% -100% on Gateway-including Apartments; Masonry Stone includes Stone, Stucco, Block and Brick
- Need Elevation for Foundation- Established and Cited on Plan
- TDLR # for Application Showing Approval
- Use or Classification Identified on Plans-A,B,C,D
- Site Plan showing location of structure on the lot
- RES check or MEC Check (Energy) for New Residential Construction

B. CITY CONTACTS

City Engineer- Doug Kneupper Email: dkneupper@texas-city-tx.org	Office: (409)-643-5882
City Planner- Donald Carroll Email: dcarroll@texas-city-tx.org	Office: (409)-643-5925
Building Official- Brian Falk Email: bfalk@texas-city-tx.org	Office: (409)-643-5945
Fire Marshal- Dennis Harris Email: dharris@texas-city-tx.org	Office: (409)-643-5708
Asst. Fire Marshal- Christopher Sumlin Email: csumlin@texas-city-tx.org	Office: (409)-643-5709
Inspections- Jean Vincent (Plumbing, Electrical, & Mechanical) Email: jvincent@texas-city-tx.org	Office: (409)-643-5946
Public Works- Tommy Maris (Project Administrator) Email: tmaris@texas-city-tx.org	Office: (409)-643-5813
Public Works- Glenn Riske (Construction Services Superintendent) Email: griske@texas-city-tx.org	Office: (409)-643-5810
Victor Osburn (Capital Projects)	Office: (409)-949-3083