

Building permit applications, site plans and construction plans are reviewed by Building Inspections in the Department of Planning and Codes.

Planning staff verifies compliance with zoning and platting ordinances. (Please read Zoning/Land Use Section)

Building Inspection will review building, mechanical, electrical, plumbing and A/C plans for compliance with local and national codes, floodplain compliance and assess impact fees.

The Utility Department will review application plans for water, wastewater and electrical service; water tap locations and other utility services. All commercial wastewater users will be required to complete a Wastewater Survey prior to issuance of a building permit.

The City Engineer will review drainage plans for all commercial and subdivision developments.

In addition, commercial developments require Fire Department review, and in the case of food establishments, Environmental Health Supervisor review

Permits for residential new home construction or remodeling, on a legal or platted lot, with no variance request, can expect to be approved in as few as five (5) days.

Commercial permits typically take longer due to the extent of utility, drainage and access reviews. Staff will work with applicants to insure that these permits are processed as quickly as possible. Department staff will contact applicants for any information that is needed.

All developments that require access to a State roadway require Texas Department of Transportation (TXDOT) approval.

In order to facilitate communication, between City Staff, applicants and other utility providers, construction coordination meetings may be scheduled as needed. City staff may place applicants on the agenda for these meetings, or applicant may request to be placed on the agenda by contacting the Building Official.

When all necessary building and utility applications and plans have been approved, and required fees paid, Building Inspections will issue the building permit.