

Location, location, location..... this is what prospective buyers hear.

This holds true for development, too. The location of your property determines what regulations you have to consider and which agencies you must contact. Do your homework before you start!

Is your property located:

1. **in the city?** City ordinances and building codes must be followed when developing within the city limits. See the publication on permits for additional permit information. There are specific ordinances for subdivisions, mobile home parks, RV parks and development in residential areas. City codes and ordinances may be found on the city's website at www.westcolumbiatx.org under the Government tab. New ordinances adopted since the codes were adopted are listed below the codes.
2. **in the city's extraterritorial jurisdiction?** The city has some authority over building within one-half mile beyond its city limits. Check with the county to see if they have jurisdiction or will defer to the city.
3. **in the county?** <http://www.brazoria-county.com/floodplain/index.asp> Building permits are required for any new or relocated structure more than 200 sq. ft., manufactured home, or addition more than 50% of the present evaluation of the existing structure.
4. **in the floodplain?** The city or county floodplain management department will assist in determining any prohibitions or requirements. This includes any fill you may do during site work. The city requires a twelve-inch elevation from the crest of the nearest street to the top of the foundation. The county's regulations are different from the city. See the most current floodplain map to identify if your property is in the floodplain by going to the county's website at <http://www.brazoria-county.com/floodplain/index.asp> and clicking on FEMA Map Service. Brazoria County Floodplain Dept., 451 N. Velasco, Suite 210, Angleton, TX 77515. Phone number 979-864-1295. A letter of No Objection must be received from the West Brazos Drainage District for any new project within their district, which includes West Columbia. Contact WBDD Engineer, Randy Stroud at 979-849-3141
5. **adjacent to a state highway?** The Texas Department of Transportation required a DRAINAGE PERMIT and may require a hydraulics study for properties along or draining into any state highway whether through an enclosed storm water system or open ditch. DRIVEWAY PERMITS are required when building or widening a driveway into a state roadway. After receipt of your permit, you may be required to submit a TRAFFIC CONTROL PLAN, which is explained in your TxDOT Permit. It takes 48 business hours to receive approval for your TRAFFIC CONTROL PLAN from the Angleton TxDOT Office. Texas Department of Transportation, 1033 E. Orange, Angleton, TX 77515. Phone number 979-864-8500. TxDOT Permit Section phone number 1-713-802-5568

State roadways in West Columbia:

Highway 35 (Brazos Ave.)

Business Highway 35 (S. 17th St.)

Highway 36 (Columbia Dr.)

Farm to Market FM 2852 (N. 13th St.)

6. **in Texas-New Mexico Power Company's distribution area?** Contributions In-Aid to Construction is a Gross-up tax charge passed to a developer for the installation of electrical infrastructure. Contact the local Texas-New Mexico Power to find out if this charge may apply to your development. Phone number 979-345-3357.
7. **is demolition part of the project?** BEFORE demolition begins, contact the Texas Department of State Health Services, Division for Regulatory Services, P.O. Box 149347, Austin, TX 78714, 512-834-6660, to give notice of your intent to demolish any public building. If asbestos is suspected to be present, additional procedures will be required.