

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

MAY 2011



Building a Better Community with You

Inside this issue:

TRACKING THE NUMBERS	1
PLAN YOUR NEXT BIKE TRIP	1
BUILDING PERMIT TOTALS	2
BUILDING PERMIT CHARTS	3
BUILDING INSPECTIONS	4
CODE ENFORCEMENT ACTIVITIES	4
REZONING SCOOP	4
POPULATION	4
CENTRAL CS NEIGHBORHOOD PLAN	5
BIO-CORRIDOR EFFORT	6
MEDICAL CORRIDOR UPDATE	7
DENTENTION FACILITIES MAINTENANCE TIPS	8-9
STAFF PROFILE	10
PLANNER ON CALL FAQ	11
LETTER FROM DIRECTOR	12

PLAN YOUR NEXT BIKE TRIP

The City of College Station is now offering a new bike map. The map features bike lanes, bike routes, and multi-use paths located around the City to help cyclists navigate city streets easily for health, transportation, and recreation. It highlights parks, schools, and other points of interest. The reverse side of the map provides bike safety information, an explanation of terms on the map, as well as safety tips for multi-use paths.

The map is available in PDF format for download online and a paper copy can be obtained for FREE from the Planning and Development Services Department at 1101 Texas Avenue, or it can be mailed to your home. For more information, please visit www.cstx.gov/bikepedgreenways or contact Venessa Garza, Greenways Program Manager by phone at 979-764-3674 or by email vgarza@cstx.gov.

City of College Station Bike Map & Info Guide 2011 edition



cstx.gov/bikepedgreenways



CITY OF COLLEGE STATION
Home of Texas A&M University®

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1101 Texas Avenue
P.O. Box 9969
College Station, TX 77842

Phone: 979.764.3570
Fax: 979.764.3496
www.cstx.gov

TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 8%	↑ 11%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, May 2010, and increased when compared with two years ago, May 2009.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 6%	↓ 4%

Year-to-date, new commercial permits experienced an decrease in quantity when compared to last year at this time, May 2010, and a decrease compared with two years ago, May 2009.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 3%	↑ 22%

Year-to-date, total permits experienced an decrease in quantity when compared to last year at this time, May 2010, and experienced a increase when compared with two years ago, May 2009.



BUILDING PERMIT TOTALS:

Month of May 2011						Month of May 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	62	62	143,679	120,430	\$8,111,732	49	49	\$6,949,072
Duplex	0	0	0	0	\$0	1	1	\$137,280
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	1	N/A	\$600,000
Residential Addition	12	N/A	8,263	4,537	\$858,640	10	N/A	\$329,100
Residential Remodel	13	N/A	5,843	5,545	\$106,211	13	N/A	\$448,800
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$6,000	2	N/A	\$40,500
Residential Demolition	7	N/A	N/A	N/A	\$176,100	2	N/A	\$13,500
Residential Slab Only-SF	10	N/A	N/A	N/A	\$113,752	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	4	N/A	18,002	16,307	\$5,563,500	10	N/A	\$91,985,287
Commercial Remodel	8	N/A	N/A	N/A	\$1,057,000	1	N/A	\$20,000
Commercial Addition/Retaining Wall	0	N/A	N/A	N/A	\$0	1	N/A	\$175,000
Commercial Demolition	2	N/A	N/A	N/A	\$3,000	2	N/A	\$35,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	8	N/A	N/A	N/A	\$526,500	4	N/A	\$94,000
Sign	15	N/A	N/A	N/A	N/A	8	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	5	N/A	N/A	N/A	\$45,670	4	N/A	\$16,000
Roofing	4	N/A	N/A	N/A	\$9,600	5	N/A	\$30,400
TOTALS	151	62	175,787	146,819	\$16,577,705	113	50	\$100,873,939

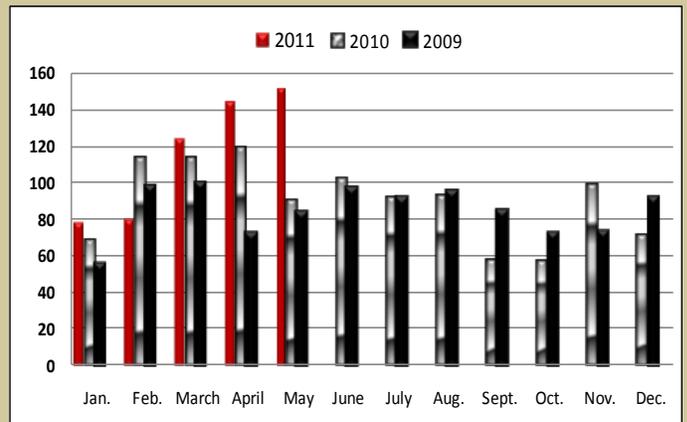
January 1, 2011 - May 31, 2011						January 1, 2010 - May 31, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	246	246	594,390	470,371	\$32,581,464	268	268	\$36,915,249
Duplex	1	2	3,627	3,470	\$200,000	1	2	\$137,280
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	9	111	125,358	106,899	\$6,192,000	2	21	\$796,450
Residential Addition	38	N/A	26,628	18,668	\$1,688,499	32	N/A	\$1,065,045
Residential Remodel	55	N/A	18,645	15,569	\$1,213,986	52	N/A	\$916,360
Residential Garage/Carport Addition	4	N/A	N/A	N/A	\$39,700	3	N/A	\$49,500
Residential Demolition	24	N/A	N/A	N/A	\$227,870	9	N/A	\$35,000
Residential Slab Only-SF	12	N/A	N/A	N/A	\$161,512	2	N/A	\$22,802
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$360,000	3	N/A	\$100,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	20	N/A	85,095	82,543	\$12,858,552	28	N/A	\$111,905,135
Commercial Remodel	26	N/A	N/A	N/A	\$3,082,653	22	N/A	\$2,565,600
Commercial Addition/Retaining Wall	9	N/A	N/A	N/A	\$3,003,119	7	N/A	\$331,009
Commercial Demolition	8	N/A	N/A	N/A	\$143,470	4	N/A	\$41,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	2	N/A	\$24,500
Swimming Pool	23	N/A	N/A	N/A	\$996,803	30	N/A	\$977,175
Sign	50	N/A	N/A	N/A	N/A	50	N/A	\$105,142
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	17	N/A	N/A	N/A	\$244,092	10	N/A	\$37,600
Roofing	31	N/A	N/A	N/A	\$232,626	68	N/A	\$365,125
TOTALS	577	359	853,743	697,520	\$63,226,346	594	291	\$156,489,972



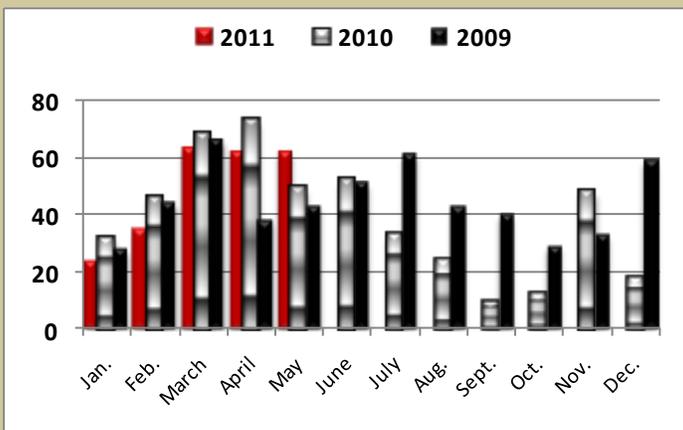
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	246	246	\$32,581,464
Duplex	1	2	\$200,000
Tri-Plex/Four-plex	0	0	\$0
Apartment	9	111	\$6,192,000
New Commercial	20	N/A	\$12,858,552
Commercial Remodel	26	N/A	\$3,082,653

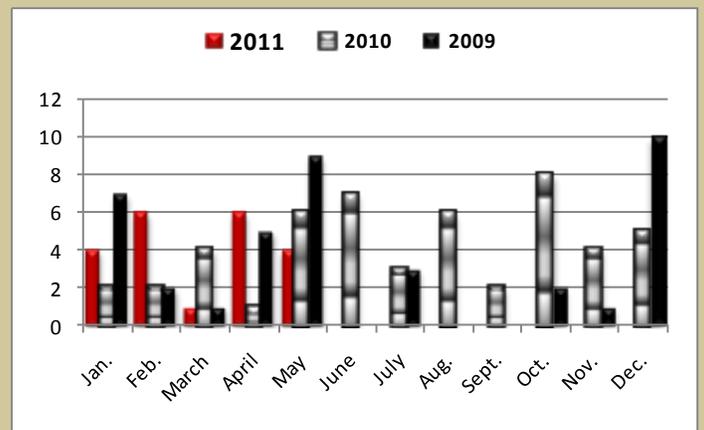
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	276	233	144	112	18	13	6	802
FEBRUARY	178	197	130	91	21	2	3	622
MARCH	311	298	158	141	11	14	13	946
APRIL	363	277	176	139	26	13	17	1011
MAY	413	331	221	192	19	8	11	1195

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	64	6	23	1	8	378	60	140	241	921
FEBRUARY	39	27	11	1	2	278	110	79	242	789
MARCH	278	35	26	11	14	338	124	105	370	1301
APRIL	342	25	19	11	12	173	232	157	389	1360
MAY	142	18	15	7	10	298	182	232	430	1334

REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
10-500191	The Barracks	108.88	A-O to PDD	19-May-11	Approved	6-Jun-11	*Approved
11-500078	3514,3520,3526 Longmire Dr.	6.283	C-1 & C-2 to PDD	16-Jun-11		14-Jul-11	

* Without wake board/ski park

POPULATION: The May 2011 population estimate is 95,461





IMPLEMENTATION OF THE CENTRAL COLLEGE STATION NEIGHBORHOOD PLAN

Planning and Development Services Staff are continuing their work on the implementation of the Central College Station Neighborhood Plan, which was adopted by City Council in June of 2010. The plan has a seven-year implementation schedule that began with the adoption of the plan. Some of the accomplishments that have occurred to date are highlighted below:

- Implemented the SeeClickFix program. SeeClickFix is a web and smartphone-based application that allows citizens to report non-emergency issues to the City. The program is currently being used to get feedback from citizens regarding some of the top code enforcement violations.
- Provided property crime education to neighborhood groups. The Police Department in conjunction with Neighborhood Services has met with several neighborhood groups within the Central College Station neighborhood for training on property safety and property crimes. Neighborhood watch programs are currently being pursued.
- Construction is near completion on the improvements to Brothers Pond Park. Work began in March and includes the replacement of the crushed granite jogging loop with concrete, repairs to the pond retaining wall, additional trail lighting and the replacement of damaged sidewalk at the Deacon Drive entrance. The work is anticipated to be completed by the end of June.
- The Harvey Mitchell Parkway Multi-use path has been completed. This path follows the northwest side of Harvey Mitchell Parkway South from Welsh Avenue to Texas Avenue South and provides connectivity to several key destinations in the area. Most notably A&M Consolidated High School, Bee Creek Park, and Walmart.
- Neighborhood Services, in conjunction with the Sanitation Department, worked together to establish a neighborhood clean-up program. This program, while identified in the neighborhood plan, will be offered annually to two or three neighborhoods. Neighborhoods will be chosen after they submit brief applications about the purpose and goals of their clean-ups. Once selected, neighborhoods will schedule a day for the clean-up. Sanitation crews will deliver one or two large containers to the neighborhood the day before the clean-up and pick them up the end of the day after the clean-up.

These are just a few examples of how the Central College Station Neighborhood Plan is being implemented to improve neighborhood quality of life for College Station's residents. To find out more about the implementation, or to track the plan's progress, visit our website at www.cstx.gov/centralplan for monthly updates on neighborhood indicators, and specific actions that were taken to further the implementation of the plan.

If you have questions regarding the implementation of Neighborhood Planning please contact Matt Robinson, Senior Planner at mrobinson@cstx.gov or by calling 979.764.3570.



BIO-CORRIDOR EFFORT

In 2010, development of a research and development-oriented master plan began for around 3,500 acres west of the community that includes land in the cities of College Station and Bryan, land outside the cities but within their extraterritorial jurisdictions, and land owned by Texas A&M University and the Texas A&M University System. The Research Valley BioCorridor Concept Master Plan was commissioned by the Research Valley Partnership, Inc. and completed by Broaddus Planning with the help of a Biocorridor Task Force and input from a wide variety of stakeholders, including representatives from the cities, Brazos County, TAMU, the business community, and citizens, among others. The long-range plan revolves around the concept of OneHealth Plus™-that plant, animal, and human health are intertwined and that health and life are dependent upon clean water and sustainable agriculture. The plan's vision is that this community will provide a unique environment where plant, animal, and human health may be studied in one place, thus expediting solutions in health care research and pharmaceuticals.

In an effort to facilitate the vision, elected officials from the cities of College Station and Bryan have been working together in recent months to develop an interlocal agreement (ILA) that will enhance the developability of the Biomedical Corridor, including being ready for business prospects. The ILA specifically targets 179 acres that are in and owned by the City of Bryan and 147 acres that are owned by the Bryan Commerce Development Corporation within the City of College Station. The agreement seeks to share economic development opportunities by sharing revenues, sharing the costs of infrastructure, allowing for "dual service areas" where the City of College Station would provide water and the City of Bryan would service sewer, standardizing economic development incentives, and creating joint development standards and processes.

In May 2011, both cities adopted versions of the ILA. They are currently working together to reconcile the differences between the adopted agreements. In anticipation of the resolution, members of the cities' Planning staffs have begun laying out the necessary joint plans, processes, and standards that will be necessary to provide a unified system to a business wishing to develop in the cities' biocorridor area. Once established, it is hoped that Brazos County and Texas A&M will also become partners to the corridor's regulated area. Anticipated to be complete by the end of 2011, the Biocorridor District's amendment to the College Station Comprehensive Plan and the proposed joint development processes and standards for the 179 acres covered by the ILA will be available for review this fall.

TCEQ VISIT PROVIDES HELPFUL MAINTENANCE TIPS FOR LOCAL DETENTION FACILITIES

The Texas Commission on Environmental Quality's (TCEQ) Dam Safety Office recently visited our community in order to conduct a field investigation of one of our local detention facility's outlet structures. While TCEQ was here our Engineering Staff took the opportunity to have the Dam Safety Officials visit several of our local detention facilities. Although detention facility outlet structures do not typically meet the TCEQ regulatory definition of a dam, the Dam Safety Officials did identify opportunities for improvements in maintenance practices for these facilities, specifically related to vegetation growing in and around the facility's outlet structures. **The thought that trees and vegetation with deep root systems provides additional long term soil stability in berms is a common misnomer.** The reality, as seen in the photo, is tree roots can lift concrete structures, cause decay and create voids for water to infiltrate, and uproot in high winds leaving large holes.



Regarding maintenance recommendations, TCEQ has developed a document titled, **“Guidelines for Operation and Maintenance of Dams in Texas”**. This document is available at the following link:

http://www.tceq.texas.gov/publications/gi/gi_357/index.html

This document provides helpful information regarding proper maintenance of dam structures, which can be applied to detention facilities as well. Here is an excerpt from Chapter 7.2.3 of this document titled “Controlling Vegetation”:

(Continued on next page)

TCEQ VISIT PROVIDES HELPFUL MAINTENANCE TIPS FOR LOCAL DETENTION FACILITIES (CON'T)

7.2.3 CONTROLLING VEGETATION

Keep the entire dam clear of unwanted vegetation such as brush or trees. Excessive growth may cause several problems:

- It can obscure the surface of an embankment and **prevent a thorough inspection** of the dam.
- Large **trees can be uprooted** by high wind or erosion and leave large holes that can lead to breaching of the dam.
- **Root systems can decay** and rot, creating passageways for water, and thus causing erosion.
- Growing **root systems can lift concrete** slabs or structures.
- Trees, brush, and weeds can prevent the growth of desirable grasses.
- Rodent habitats can develop.

When brush is cut down, it should be removed to permit a clear view of the embankment. Following removal of large brush or trees, also remove their leftover root systems, if possible, and properly fill and compact the resulting holes. In cases where they cannot be removed, treat root systems with herbicide (properly selected and applied) to retard further growth.

TCEQ personnel have consulted with the Texas Parks and Wildlife Department regarding effective herbicides for control of vegetation on dam structures. Appendix C recommends which herbicides to use and not to use, offers guidelines for applying them, and addresses concerns about endangered and threatened species. According to the TPWD, the herbicides triclopyr (Remedy) and clopyralid (Reclaim) are effective in control of mesquite trees. Although these

are listed in the appendix as herbicides to avoid on dam structures, they are not considered toxic to fish and wildlife. The problems are high mobility in soil and concerns about water quality. Consequently, use extreme caution when applying these herbicides. Treatments should be localized (applications on individual plants), and every effort made to prevent overspraying.

The **Brush Busters Program** is a cooperative program of Texas Cooperative Extension and the Texas Agricultural Experiment Station for the development of brush-management technology. Specific guidance on the methods of treatment and spraying, equipment, equipment preparation, and herbicide mixtures related to mesquite trees are available online at <http://texnat.tamu.edu/about/brush-busters/mesquite/>.

After the removal of brush, cuttings may need to be burned, in which case you should notify the local fire department, forest service, or other agencies responsible for fire control. Also contact the TCEQ regional office for the area both to ascertain any burn notifications, authorizations, or requirements and to inform the agency of your intent to burn.

If properly maintained, **grass is not only an effective means of controlling erosion—it also enhances the appearance of a dam and provides a surface that can be easily inspected.** Grass roots and stems tend to trap fine sand and soil particles, forming an erosion-resistant layer once the plants are well established. Grass is least effective in areas of concentrated runoff or in areas subjected to wave action.

STAFF PROFILE: DEBORAH GRACE-ROSIER

Deborah Grace-Rosier is one of Planning & Development Services' Staff Assistants and she began her career with the City of College Station in March of 1982. Deborah is originally from Wall, Texas, population 200, and was fortunate enough to be hired with the City within a few weeks of moving to the area. Her first title at the City was a Building Clerk in the Building Department, which ultimately merged with the Planning Department and was later renamed to the Planning & Development Services Department. During Deborah's 29 years with the City, she has seen a lot of change and progress over the years. A couple of interesting facts about when she first started working at the City are that the first and second floors on the northern most part of the building did not exist and the City limits ended at Rock Prairie Road.



When not dedicating herself to work at the City, Deborah spends time with her Longhorns, shopping for antiques, or listening to music. Deborah loves a variety of music and owns close to 500 albums, both CDs and vinyl records. Her husband, George, has raised Longhorns for over 20 years and she recently decided to purchase her first one in 2008. She now has five that she can call her own, two of which were born from Longhorns that she purchased. Deborah is very proud of these very majestic creatures. As part of owning Longhorns, Deborah and George created their own brand "G~R", which is registered at the courthouse, and they put this brand on all of the Longhorns that they keep. They also

have their Longhorns registered with the Texas Longhorn Breeders Association.

Deborah has always enjoyed the work that she has performed at the City, hence her almost 30 years in public service. Her favorite job is working with the public, which is evident from her incredible communication skills and relationships with others. One of Deborah's main responsibilities is coordinating the Zoning Board of Adjustment meetings; she also processes all of the Department's accounting transactions, as well as processes all final plats and easements for the Department.

Deborah's value to the City is evident not only by her dedication and the quality of her work, but also by the many nominations her peers have submitted for our Department awards each year. Deborah received the Dependability Award in 2004 and again in 2008, She received the distinguished Employee of the Year Award in 2000. One of the improvements Deborah would like to see the City implement, as other cities have, is having all board meetings during the work day so that staff and board members can spend time at home with their families in the evenings. Deborah's ultimate goal is to retire from the City when she reaches her 35th anniversary and then hopes to begin her own home-based business.

PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

Q: I want to build a gardening shed in my backyard, do I need a permit?

A: As a general rule, a building permit is required to construct an accessory structure on a residential property. There are a few requirements that should be considered when site planning the proposed shed. These would apply to any structure with the exception of garages, carports and living quarters, which have their own requirements. The structure will have a maximum building eave height of eight feet and typically a required minimum rear setback of 15 feet, front setback of 25 feet, side setback of 7.5 feet, and side street setback of 15 feet.

Also, the rear yard area (the portion of the yard between the rear setback line of the home and the rear property line) cannot be covered by more than 30 percent with accessory buildings, structures, or uses.

For additional information regarding accessory structures, please contact the Planner on Call at 979.764.3570.



AMONG THE BEST AND BRIGHTEST

It seems that nearly every week someone publishes a new list of places that are the best at something. The best weather, the best place to start a business, the best place to raise a family, etc. Increasingly, College Station is finding itself on many of these lists – unfortunately we probably will never make it very far on the best weather list, but in other categories we thrive. Among recent accolades, the City and Texas A&M University have found themselves listed among the top research institutions, top enrollment of National Merit Scholars, most commissioned officers into the Armed Forces, best place to raise a family, best place for military retirement, best place for business and careers, and most recently one of the strongest economies in the Nation.

It is clear that others throughout the Nation have come to realize what we have known all along, that College Station is a great place to live, work, play, and learn! Here at PDS we are honored to play our part in continuing to make College Station a great place. We take seriously our role in planning for the future, ensuring what gets built is safe and contributes positively to the community, and seeing that our neighborhoods and business districts remain viable and strong. I have the pleasure of leading a team of planners, engineers, inspectors, code officers, and support staff that hold various licenses and certificates and have received the accolades and recognition of their peers throughout the State.

I can truly say that whether it's the PDS Department, the City government, Texas A&M University, or the City as a whole, we are among the best and brightest and that all contribute to making College Station a unique place of distinction!



Robert S. Cowell, Jr., AICP, CNU-A
Director, Planning & Development Services