

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

JUNE 2011



Building a Better Community with You

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PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1,800 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: Our store is thinking of using some outdoor space to set up some merchandise. Are there any restrictions?

A: There are a few ways to have an outdoor area for the sale or display of merchandise. Outdoor displays and permanent and temporary outdoor sales are permitted in zoning districts that allow for retail sales and rentals. Such areas should not be located in the required setback, parking lot or right-of-way. Display or sale areas need to be arranged in a manner that does not impede pedestrian or vehicular circulation or access and that keeps windows, entrances and exits free from obstacles.

An outdoor display is allowed adjacent to the principle building wall and may not extend further than five feet from the wall. A site plan may be submitted for review if the display will exceed the minimum distance. Also, the display cannot exceed 2,500 square feet or 10% of the total gross floor area of the principle structure., whichever is less.

A permanent sale area requires a site plan approval. It must be enclosed by a minimum six-foot screen or wall and not exceed 2,500 square feet or 10% of the total gross floor area of the principle structure. The sale area must be used in the required parking calculation for the site.

Any temporary sale area can be displayed for up to two weeks per calendar year. It also should not interfere with the required parking or vehicular circulation. If tents are to be utilized, a tent permit is required.

For additional information regarding outdoor display or sale areas or to find if your property is appropriately zoned for these commercial uses, please contact the Planner on Call at 979.764.3570 or POC@cstx.gov.

POPULATION:
The June 2011
population
estimate is 95,579



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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr YTD - 2 yr
↓ 8% ↑ 8%

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

New Commercial:

YTD - 1 yr YTD - 2 yr
↓ 31% ⇨ 0%

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, June 2010, and there was no change compared with two years ago, June 2009.

Total Permits:

YTD - 1 yr YTD - 2 yr
↑ 5% ↑ 23%

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



BUILDING PERMIT TOTALS:

Month of June 2011						Month of June 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	48	48	112,121	86,461	\$6,242,842	52	52	\$6,924,720
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	40	150	273,504	270,084	\$19,681,080	0	N/A	\$0
Residential Addition	8	N/A	2,796	2,532	\$332,160	4	N/A	\$109,480
Residential Remodel	9	N/A	2,880	2,880	\$173,788	7	N/A	\$239,114
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$32,000	0	N/A	\$0
Residential Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	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	1	N/A	N/A	N/A	\$20,000	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	14,273	8,111	\$23,772,000	7	N/A	\$4,559,630
Commercial Remodel	12	N/A	N/A	N/A	\$1,231,571	9	N/A	\$682,409
Commercial Addition/Retaining Wall	3	N/A	N/A	N/A	\$33,200	2	N/A	\$1,230,000
Commercial Demolition	3	N/A	N/A	N/A	\$33,000	3	N/A	\$10,200
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$175,400
Swimming Pool	7	N/A	N/A	N/A	\$299,000	4	N/A	\$134,100
Sign	11	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	\$69,600	0	N/A	\$0
Roofing	11	N/A	N/A	N/A	\$288,580	8	N/A	\$68,800
TOTALS	163	198	405,574	370,068	\$52,208,821	105	52	\$14,133,853

January 1, 2011 - June 30, 2011						January 1, 2010 - June 30, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	294	294	706,511	556,832	\$38,824,306	320	320	\$43,839,969
Duplex	1	2	3,627	3,470	\$200,000	1	2	\$137,280
Tri-plex/Four-plex	0	0		0	\$0	0	0	\$0
Apartment	40	261	398,862	376,983	\$25,873,080	2	2	\$796,450
Residential Addition	46	N/A	29,424	21,200	\$2,020,659	36	N/A	\$1,174,525
Residential Remodel	64	N/A	19,545	18,449	\$1,387,774	59	N/A	\$1,155,474
Residential Garage/Carport Addition	5	N/A	N/A	N/A	\$71,700	3	N/A	\$49,500
Residential Demolition	24	N/A	N/A	N/A	\$227,870	6	N/A	\$20,500
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	1	N/A	N/A	N/A	\$20,000	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	24	N/A	99,368	90,654	\$36,630,552	35	N/A	\$116,464,765
Commercial Remodel	38	N/A	N/A	N/A	\$4,314,224	31	N/A	\$3,248,009
Commercial Addition/Retaining Wall	12	N/A	N/A	N/A	\$3,036,319	9	N/A	\$1,561,009
Commercial Demolition	11	N/A	N/A	N/A	\$176,470	1	N/A	\$1,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	3	N/A	\$199,900
Swimming Pool	30	N/A	N/A	N/A	\$1,295,803	34	N/A	\$1,111,275
Sign	60	N/A	N/A	N/A	N/A	58	N/A	\$105,142
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	22	N/A	N/A	N/A	\$313,692	10	N/A	\$37,600
Roofing	42	N/A	N/A	N/A	\$521,206	76	N/A	\$433,925
TOTALS	730	557	1,257,337	1,067,588	\$115,435,167	690	324	\$170,559,125



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
JUNE	418	345	246	214	28	14	15	1280

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
JUNE	179	9	21	17	4	148	157	290	520	1345

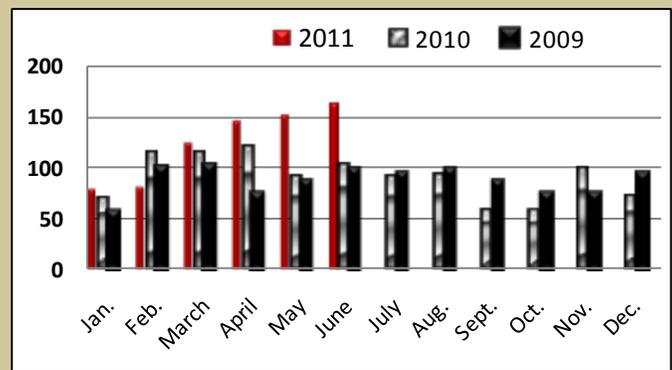
REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500078	3514,3520,3526 Longmire Dr.	6.283	C-1 & C-2 to PDD	16-Jun-11	Approved	14-Jul-11	

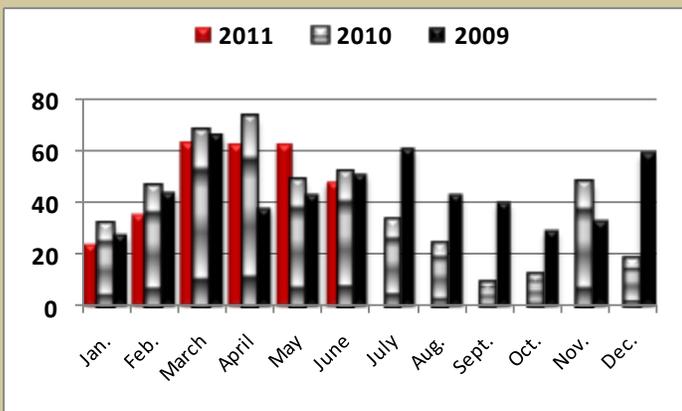
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	294	294	\$38,824,306
Duplex	1	2	\$200,000
Tri-Plex/Four-plex	0	0	\$0
Apartment	40	261	\$25,873,080
New Commercial	24	N/A	\$36,630,552
Commercial Remodel	38	N/A	\$4,314,224

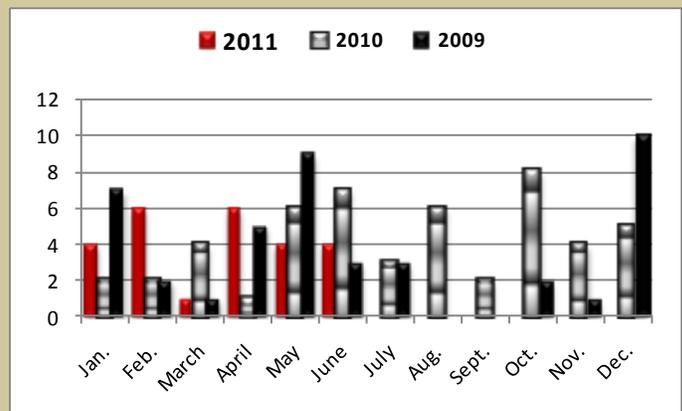
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





APPROVED CHANGES TO THE CITY OF COLLEGE STATION COLOR PALETTE

Recently, Planning and Development Services staff worked with stakeholders to update the City of College Station's Color Palette. In the absence of natural brick or stone, the Unified Development Ordinance requires non-residential buildings to utilize colors from an approved palette, which is based on the Sherwin-Williams color spectrum. Colors not listed on the approved color palette are allowed as accents on a limited basis. Feedback received from the development community indicated that the original approved color palette did not offer a wide variety of colors.

On May 13, 2011, the Design Review Board unanimously approved the addition of 674 colors to the approved color palette. Below is a summary of the approved changes to the City of College Station's approved Color Palette.

ALLOWED COLORS

The following Sherwin-Williams color spectrums, or their equivalents, are allowed without restrictions on non-residential buildings in the City of College Station:

- "Exterior Preservation Palette" color spectrum SW 2801 – SW 2824
- "Fundamentally Neutral" color spectrum SW 6000 – SW 6279
- Select colors within the "Color Options" color spectrum SW 6280 – SW 6559
- Select colors within the "Essentials" color spectrum SW 7000 – SW 7083
- "Highlights" color spectrum SW 7100 – SW 7141
- "Concepts in Color" color spectrum SW 7501 – SW 7750

PROHIBITED COLORS

The following Sherwin-Williams color spectrums, or their equivalents, are only allowed as accent colors on non-residential buildings in the City of College Station:

- "Interior Preservation Palette" color spectrum SW 0001 – SW 0080
- Select colors within the "Color Options" SW 6560 – SW 6839
- "Energetic Bright" color spectrum SW 6840 – SW 6983
- Select colors within the "Essentials" color spectrum SW 6988 – SW 6994

Examples of the approved color palette are available for review at the City of College Station's Planning and Development Services office located at 1101 Texas Avenue, College Station, Texas. If you have any questions please contact the Planner on Call at 979.764.3570 or POC@cstx.gov.