

# PLANNING & DEVELOPMENT SERVICES

# NEWSLETTER



*Building a Better Community with You*

**Inside this issue:**

PLANNER ON CALL FAQ	1
TRACKING THE NUMBERS	1
BUILDING INSPECTIONS	2
CODE ENFORCEMENT ACTIVITIES	2
REZONING SCOOP	2
POPULATION	2
BUILDING PERMIT TOTALS	3
BUILDING PERMIT CHARTS	4

## PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

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](mailto:POC@cstx.gov).

**Q:** I'm a small business owner and just signed a lease for a tenant space of a shopping center; do I need to get a Certificate of Occupancy before move in? No changes will be made to the exterior, just some minor changes in the interior.

**A:** A Certificate of Occupancy (CO) is required for the following:

1. Occupancy and use of a building erected or enlarged;
2. Change in use of an existing building to a different use category;
3. Any change in a nonconforming use or structure; or
4. As required by the current International Building Code.

When structural changes are proposed for the interior of an existing structure, a Building Permit application is required to be submitted. Once our Plans Examiner has reviewed and approved the building plans, the permit can be issued to begin work. Inspectors of various City departments will make contact and periodically monitor the site during construction.

Once work is near completion, the contractor should contact a Customer Service Representative in the Building Division to request a Building Final inspection. They will ask when the building is expected to be occupied and each inspecting department will make contact to arrange a time to perform the inspection. The contractor will be notified of any items that need to be completed, if a CO can be issued, or of any conditions of a temporary CO and when the temporary CO will expire.

When no outstanding items are pending, a full CO will be issued. The Building Official will sign the Certificate of Occupancy and will be issued to the applicant.

For additional information regarding Certificate of Occupancy or building permits, please contact the Planner on Call.

### Volume 12 Issue 10

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

Phone: 979.764.3570  
Fax: 979.764.3496  
[www.cstx.gov](http://www.cstx.gov)

## TRACKING THE NUMBERS

### New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 9%	↓ 18%

### New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 7%	↑ 76%

### Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 9%	↑ 12%

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

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

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

## 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
JULY	460	341	300	280	16	8	14	1389
AUGUST	343	306	298	242	33	17	18	1257
SEPTEMBER	223	225	175	153	24	12	15	827
OCTOBER	183	199	125	112	11	9	7	646

## 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
JULY	138	11	13	6	14	98	164	239	493	1176
AUGUST	151	15	63	14	13	242	78	139	459	1174
SEPTEMBER	91	38	34	17	17	256	75	107	332	967
OCTOBER	205	13	18	50	7	123	76	93	47	632

## REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500112	2672 Horse Haven Ln.	2.69	R-1 & A-O to PDD	15-Sep-11	Approved	13-Oct-11	Approved
11-500125	6100 Victoria Ave	6.765	A-O to R-1 & R-1B	20-Oct-11	Approved	10-Nov-11	Approved
11-500136	2041 Holleman Dr.	1.217	R-4 to C-1	20-Oct-11	Approved	10-Nov-11	Approved
11-500158	300 Texas Ave.	1.97	R-4 & C-1 to PDD	17-Nov-11		8-Dec-11	

**POPULATION: THE OCTOBER POPULATION ESTIMATE IS 96,870**





## BUILDING PERMIT TOTALS:

Month of October 2011						Month of October 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	16	16	41,415	32,459	\$2,102,348	12	12	\$1,417,020
Duplex	4	8	15,352	14,312	\$775,114	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	5	137	175,808	138,798	\$10,888,001	1	12	\$1,164,888
Residential Addition	6	N/A	5,236	3,893	\$306,863	3	N/A	\$75,800
Residential Remodel	10	N/A	1,990	1,990	\$121,015	10	N/A	\$119,466
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	0	N/A	N/A	N/A	\$0	2	N/A	\$10,200
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	1	N/A	\$3,000
Residential Slab Only-DPLX	4	N/A	N/A	N/A	\$76,792	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.	1	N/A	N/A	N/A	\$108,968	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	5	N/A	368,007	368,007	\$23,232,910	8	N/A	\$1,774,400
Commercial Remodel	4	N/A	N/A	N/A	\$219,500	4	N/A	\$953,000
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$60,000	1	N/A	\$36,303
Commercial Demolition	2	N/A	N/A	N/A	\$19,050	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	3	N/A	N/A	N/A	\$183,335	1	N/A	\$58,000
Sign	13	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	2	N/A	N/A	N/A	\$6,000	1	N/A	\$5,000
Roofing	3	N/A	N/A	N/A	\$14,300	4	N/A	\$15,150
<b>TOTALS</b>	<b>79</b>	<b>161</b>	<b>607,808</b>	<b>559,459</b>	<b>\$38,114,196</b>	<b>56</b>	<b>24</b>	<b>\$5,632,227</b>

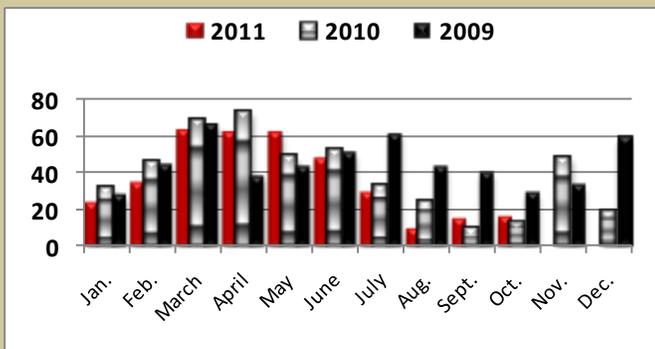
January 1, 2011 - October 31, 2011						January 1, 2010 - October 31, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	364	364	880,530	692,758	\$48,768,833	398	398	\$54,869,931
Duplex	5	10	18,979	17,782	\$975,114	1	2	\$137,280
Tri-plex/Four-plex	8	32	60,352	57,496	\$2,894,728	0	0	\$0
Apartment	54	398	574,670	515,781	\$36,761,081	10	105	\$8,659,444
Residential Addition	65	N/A	42,426	29,489	\$2,774,703	53	N/A	\$1,557,484
Residential Remodel	101	N/A	33,888	32,338	\$2,132,339	97	N/A	\$1,884,781
Residential Garage/Carport Addition	6	N/A	N/A	N/A	\$171,700	4	N/A	\$59,500
Residential Demolition	28	N/A	N/A	N/A	\$263,220	12	N/A	\$45,200
Residential Slab Only-SF	13	N/A	N/A	N/A	\$206,512	19	N/A	\$1,575,148
Residential Slab Only-DP	4	N/A	N/A	N/A	\$76,792	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.	22	N/A	N/A	N/A	\$2,922,326	8	N/A	\$768,732
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	58	N/A	578,031	556,498	\$73,522,253	54	N/A	\$149,352,810
Commercial Remodel	65	N/A	N/A	N/A	\$5,735,367	48	N/A	\$6,270,409
Commercial Addition/Retaining Wall	17	N/A	N/A	N/A	\$3,218,973	19	N/A	\$1,959,741
Commercial Demolition	18	N/A	N/A	N/A	\$260,638	9	N/A	\$181,700
Commercial Slab Only	2	N/A	N/A	N/A	\$226,654	3	N/A	\$199,900
Swimming Pool	45	N/A	N/A	N/A	\$2,188,588	44	N/A	\$1,670,574
Sign	118	N/A	N/A	N/A	N/A	101	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	38	N/A	N/A	N/A	\$473,292	28	N/A	\$93,400
Roofing	54	N/A	N/A	N/A	\$580,168	86	N/A	\$489,057
<b>TOTALS</b>	<b>1086</b>	<b>804</b>	<b>2,188,876</b>	<b>1,902,142</b>	<b>\$184,173,281</b>	<b>995</b>	<b>505</b>	<b>\$229,875,091</b>



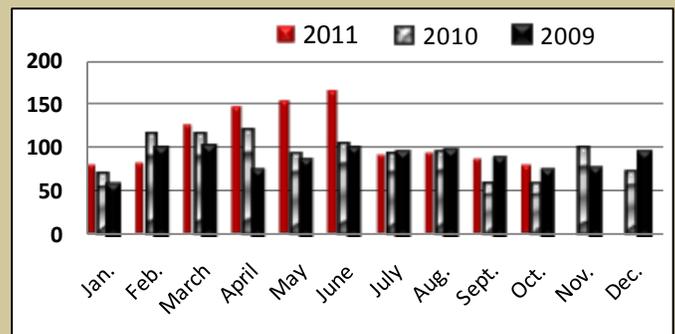
**PERMITS BY TYPE**  
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	364	364	\$48,768,833
Duplex	5	10	\$975,114
Tri-Plex/Four-plex	8	32	\$2,894,728
Apartment	54	398	\$36,761,081
New Commercial	58	N/A	\$73,522,253
Commercial Remodel	65	N/A	\$5,735,367

**NEW SINGLE FAMILY PERMITS**  
3 YEAR—COMPARISON BY MONTH



**TOTAL PERMITS**  
3 YEAR—COMPARISON BY MONTH



**NEW COMMERCIAL PERMITS**  
3 YEAR—COMPARISON BY MONTH

