

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

MAY 2012



Building a Better Community with You

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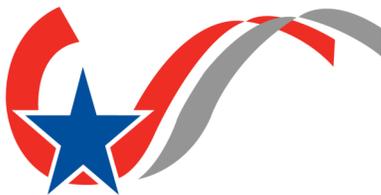
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International Residential Code Section E4209.3 Whirlpool Tub Equipment Access

Whirlpool tub units are cord and plug connected, with the pump motor and the receptacle outlet located under the perimeter of the tub and behind a tub skirt or permanent construction. The International Residential Code requires a 12"x12" access panel and the equipment to be readily accessible to service or replace the pump motor and to access the receptacle. For these concealed cord and plug connections, the face of the receptacle outlet now must be in the direct line of sight and within 12 inches of the access panel. This code section provides clear guidance to installers and inspectors to promote consistency in the application of the access requirements and provide easy access to the receptacle outlet.

If you have any questions regarding this code section please contact the City of College Station Building Department at 979.764.3570.

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Building Official



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

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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 42 %	↑ 31 %

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 10 %	↑ 47 %

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 24 %	↑ 77 %

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, May 2011, and decreased when compared with two years ago, May 2010.

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, May 2011, and increased when compared with two years ago, May 2010.

Year-to-date, total permits decreased in quantity when compared to last year at this time, May 2011, and experienced an increase when compared with two years ago, May 2010.

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	243	226	163	111	2	7	7	759
FEBRUARY	308	267	206	148	6	9	11	955
MARCH	422	319	187	170	6	9	5	1118
APRIL	464	367	262	254	7	6	7	1113
MAY	537	359	309	263	14	5	12	1499
TOTAL	1974	1538	1127	846	35	36	42	5444

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	TOTAL
JANUARY	180	10	33	10	10	355	110	82	790
FEBRUARY	418	15	9	16	13	209	117	235	1032
MARCH	454	11	14	7	9	305	93	87	980
APRIL	429	7	24	19	16	154	105	111	865
MAY	406	11	27	21	10	352	84	141	1052
TOTAL	1887	54	107	73	58	1375	509	656	4719

REZONING SCOOP:

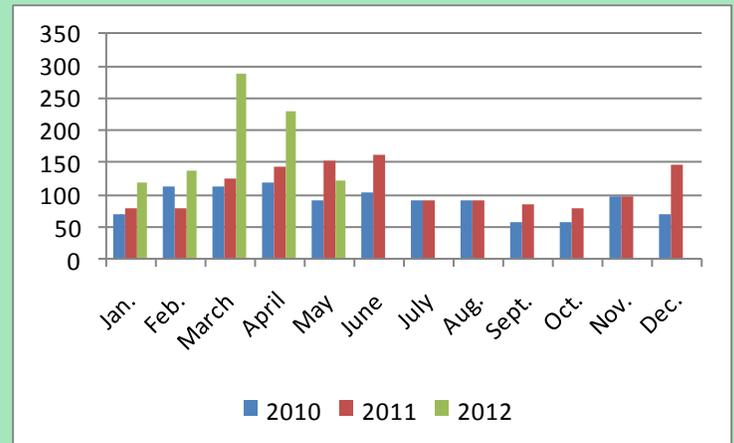
PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500063	The Plaza	0.154	C-1 to PDD	3-May-12	Approved	24-May-12	Approved

POPULATION: THE MAY POPULATION ESTIMATE IS 96,854

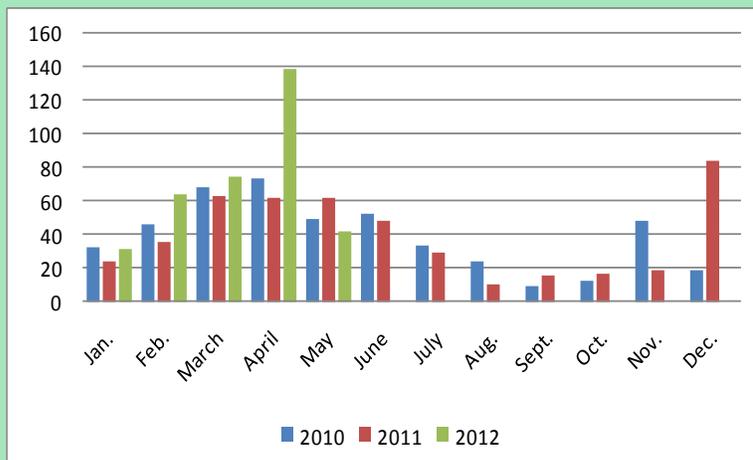
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	350	350	\$45,441,782
Duplex	30	60	\$5,310,901
Tri-Plex/Four-plex	1	3	\$285,000
Apartment	5	29	\$2,050,000
New Commercial	20	N/A	\$38,679,610
Commercial Remodel	31	N/A	\$12,304,251

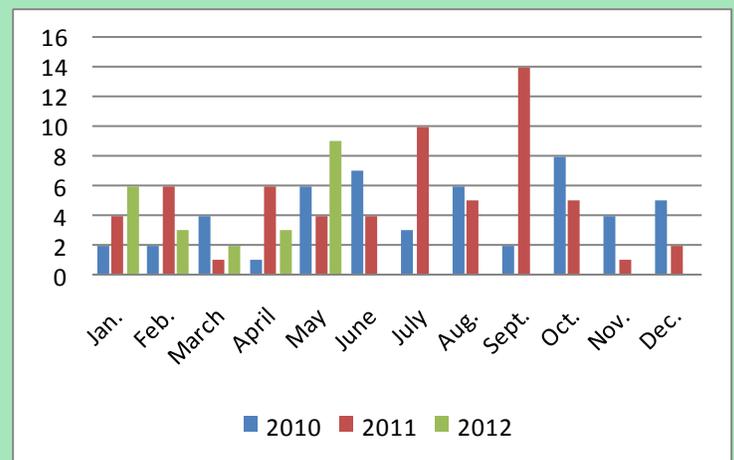
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

Month of May 2012						Month of May 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	42	42	96,624	72,957	\$6,689,404	62	62	\$8,111,732
Duplex	0	0	0	0	\$0	0	2	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	5	N/A	6,444	1,250	\$214,200	12	N/A	\$858,640
Residential Remodel	6	N/A	N/A	N/A	\$59,783	13	N/A	\$106,211
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$5,570	1	N/A	\$6,000
Residential Demolition	2	N/A	N/A	N/A	\$10,000	7	N/A	\$176,100
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	10	N/A	\$113,752
Residential Slab Only-DPLX	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	9	N/A	142,017	142,017	\$33,873,268	4	N/A	\$5,563,500
Commercial Remodel	8	N/A	N/A	N/A	\$5,027,519	8	N/A	\$1,057,000
Commercial Addition/Retaining Wall	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Demolition	2	N/A	N/A	N/A	\$126,000	2	N/A	\$3,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	5	N/A	N/A	N/A	\$165,700	8	N/A	\$526,500
Sign	6	N/A	N/A	N/A	N/A	15	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$2,500	5	N/A	\$45,670
Roofing	36	N/A	N/A	N/A	\$462,158	11	N/A	\$9,600
TOTALS	123	42	245,085	216,224	\$46,636,102	158	64	\$16,577,705

January 1, 2012 - May 31, 2012						January 1, 2011 - May 31, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	350	350	752,857	612,694	\$45,441,782	246	246	\$32,581,464
Duplex	30	60	104,888	98,158	\$5,310,901	1	2	\$200,000
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	0	0	\$0
Apartment	5	29	46,330	42,474	\$2,050,000	9	111	\$6,192,000
Residential Addition	23	N/A	17,003	6,663	\$898,025	38	N/A	\$1,688,499
Residential Remodel	48	N/A	14,515	14,921	\$1,312,238	55	N/A	\$1,213,986
Residential Garage/Carport Addition	6	N/A	N/A	N/A	\$66,295	4	N/A	\$39,700
Residential Demolition	25	N/A	N/A	N/A	\$1,052,800	24	N/A	\$227,870
Residential Slab Only-SF	87	N/A	N/A	N/A	\$636,378	12	N/A	\$161,512
Residential Slab Only-DPLX	37	N/A	N/A	N/A	\$667,783	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.	3	N/A	N/A	N/A	\$105,000	4	N/A	\$360,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	22	N/A	66,728	63,516	\$38,699,330	20	N/A	\$12,858,552
Commercial Remodel	31	N/A	N/A	N/A	\$12,304,251	26	N/A	\$3,082,653
Commercial Addition/Retaining Wall	9	N/A	N/A	N/A	\$128,759	9	N/A	\$3,003,119
Commercial Demolition	9	N/A	N/A	N/A	\$582,200	8	N/A	\$143,470
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	18	N/A	N/A	N/A	\$972,269	23	N/A	\$996,803
Sign	53	N/A	N/A	N/A	N/A	50	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	14	N/A	N/A	N/A	\$393,470	17	N/A	\$244,092
Roofing	120	N/A	N/A	N/A	\$1,103,338	31	N/A	\$232,626
TOTALS	891	442	1,006,825	842,846	\$112,009,819	577	359	\$63,226,346



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.

Q: I am interested in opening a mobile food cart and heard that some changes were made to the ordinance. Are they still allowed?

A: On April 26, 2012, City Council approved amendments to the existing Mobile Food Vendor Ordinance adopted over a year ago.

These amendments include permitting each unit separately, to enable vendors to permit new units at anytime. Time of operation per location has extended from three hours to five hours per location. These times also apply in Core Northgate (NG-1) zoning district, with the exception of 10:00 pm to 2:00 am, when a vendor can operate without time constraint. It is still prohibited to conduct sales past 2:00 am in all areas of the City. Also, the distance from, fixed, Food Service Establishments was reduced from 300 feet to 100 feet. No vendor is allowed to stop and sale on any public street that is designated a Major Collector or greater. They may still stop on Minor Collectors or lesser streets for no more than thirty minutes to conduct sales if there are no striped bike lanes. Sales can continue, within 100 feet of properties with an active building permit, in any single family residential or agricultural zoning district. All other locations must obtain written permission from the property owner.

As before, Mobile Food Vendors are required to be associated with a Food Service Establishment, a business inspected and approved by the Brazos County Health Department. This is now only required if the Vendor is also required to obtain a permit from the Health Department. Vendors selling Non-Refrigerated farm products are exempt from the requirements of the ordinance but must register with the city by obtaining a permit.

The amendments were in response to City Council's request for Staff to revisit the ordinance after one year to evaluate possible revisions. Since the adoption, over twenty Mobile Food Vendors have been approved to operate in the City of College Station. That time allowed Staff and permitted Vendors an opportunity to discover areas of the ordinance that needed improvement.

For more information regarding the Mobile Food Vendors ordinance, please contact the Planner on Call.