

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

JULY 2012



Building a Better Community with You

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CODE ENFORCEMENT DIVISION

The Code Enforcement Division of Planning and Development Services is divided into two sections comprised of two Code Officers each. The first section works primarily in the Community Development Block Grant areas. The other section works the rest of the City. Both of these sections still maintain normal service of enforcing the City Code of Ordinances such as weeds and grass that are over twelve inches high, junk motor vehicles, open storage and property maintenance.

Enforcement also includes commercial businesses which are regulated by the Unified Development Ordinance. Each Officer is responsible for the businesses within their respective area. Officers primarily look for sign violations as well as inspect commercial signage, both permanent and temporary signs to include banners. The UDO can be found on-line at <http://www.cstx.gov/index.aspx?page=418>. Other areas of enforcement on commercially-zoned properties are accumulation of trash and debris as well as property maintenance issues.

For Code Enforcement questions, please visit our web page at <http://www.cstx.gov/index.aspx?page=331> or call 979-764-6363.



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TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 32 %	↑ 21 %

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

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 14%	↓ 19 %

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, July 2011, and decreased when compared with two years ago, July 2010.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↑ 39 %	↑ 47%

Year-to-date, total permits increased in quantity when compared to last year at this time, July 2011, and experienced an increase when compared with two years ago, July 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	1367
MAY	537	359	309	263	14	5	12	1499
JUNE	469	367	393	292	18	7	18	1564
JULY	468	316	294	264	4	7	18	1371
TOTAL	2911	2221	1814	1502	57	50	78	8633

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
JUNE	312	27	21	17	8	175	76	205	841
JULY	323	13	25	25	10	44	43	269	752
TOTAL	2522	94	153	115	76	1594	628	1130	6312

REZONING SCOOP:

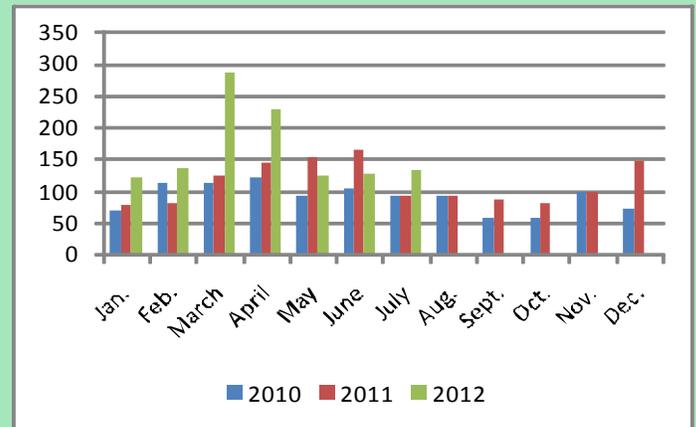
PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500034	BioCorridor	147	Rez. & UDO Amend.	2-Aug-12		23-Aug-12	
12-500084	4080 State Hwy. 6 S	3.0	A-O to C-1	21-Jun-12	Approved	12-Jul-12	Approved
12-500108	950 William D. Fitch Pkwy.	1.2	A-O to C-1 w/corr overlay	16-May-12	Approved	12-Jul-12	Approved

POPULATION: THE JULY POPULATION ESTIMATE IS 97,305

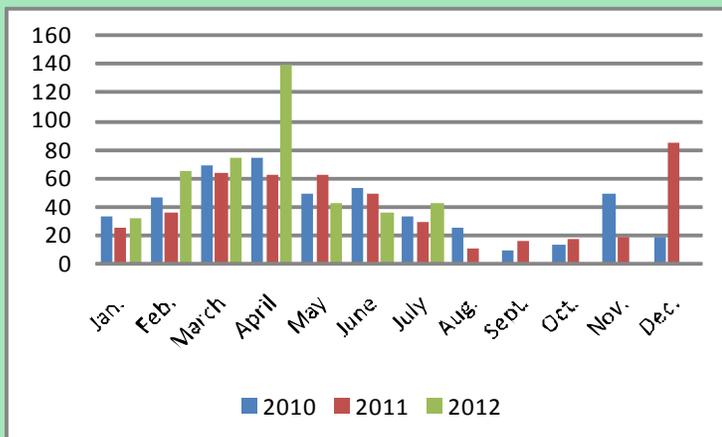
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	427	427	\$57,340,885
Duplex	46	92	\$7,973,951
Tri-Plex/Four-plex	1	3	\$285,000
Apartment	6	238	\$27,421,650
New Commercial	30	N/A	\$39,667,320
Commercial Remodel	46	N/A	\$13,540,153

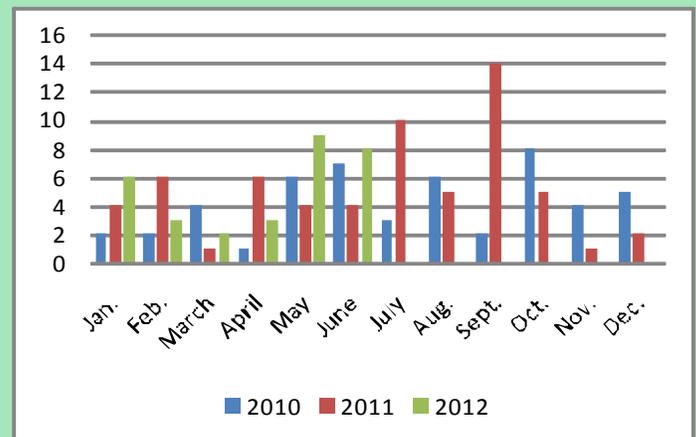
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

Month of July 2012						Month of July 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	42	42	111,201	84,280	\$6,122,118	29	29	\$3,419,874
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	1	209	323,780	200,447	\$25,371,650	0	0	\$0
Residential Addition	7	N/A	7,439	4,149	\$297,950	5	N/A	\$174,878
Residential Remodel	12	N/A	78	78	\$121,505	14	N/A	\$531,081
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$3,166	0	N/A	\$0
Residential Demolition	1	N/A	N/A	N/A	\$0	1	N/A	\$9,500
Residential Slab Only-SF	1	N/A	N/A	N/A	\$2,000,000	1	N/A	\$45,000
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	0	N/A	0	0	\$0	10	N/A	\$1,297,652
Commercial Remodel	11	N/A	19,856	19,856	\$921,002	6	N/A	\$432,228
Commercial Addition/Retaining Wall	1	N/A	4890	3410	\$15,000	1	N/A	\$20,000
Commercial Demolition	3	N/A	N/A	N/A	\$189,660	1	N/A	\$500
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$68,000
Swimming Pool	8	N/A	N/A	N/A	\$294,000	3	N/A	\$372,000
Sign	15	N/A	N/A	N/A	\$0	12	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	16	N/A	N/A	N/A	\$145,000	4	N/A	\$46,900
Roofing	13	N/A	N/A	N/A	\$87,791	2	N/A	\$6,540
TOTALS	132	251	467,244	312,220	\$35,568,842	90	29	\$6,424,153

January 1, 2012 - July 31, 2012						January 1, 2011 - July 31, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	427	427	957,853	767,886	\$57,340,885	323	323	\$42,244,180
Duplex	46	92	162,060	151,676	\$7,973,951	1	2	\$200,000
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	0	0	\$0
Apartment	6	238	370,110	242,921	\$27,421,650	49	261	\$25,873,080
Residential Addition	34	N/A	25,547	11,264	\$1,331,975	51	N/A	\$2,195,537
Residential Remodel	73	N/A	21,942	20,620	\$1,778,100	78	N/A	\$1,918,855
Residential Garage/Carport Addition	9	N/A	N/A	N/A	\$76,461	5	N/A	\$71,700
Residential Demolition	27	N/A	N/A	N/A	\$1,054,700	25	N/A	\$237,370
Residential Slab Only-SF	88	N/A	N/A	N/A	\$2,636,378	13	N/A	\$206,512
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	1	N/A	\$20,000
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$733,350	4	N/A	\$360,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	30	N/A	72,824	65,766	\$39,667,320	34	N/A	\$37,928,204
Commercial Remodel	46	N/A	40,917	40,917	\$13,540,153	44	N/A	\$4,746,452
Commercial Addition/Retaining Wall	10	N/A	4,890	3,410	\$143,759	13	N/A	\$3,056,319
Commercial Demolition	12	N/A	N/A	N/A	\$771,860	12	N/A	\$176,970
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$68,000
Swimming Pool	36	N/A	N/A	N/A	\$1,521,249	33	N/A	\$1,667,803
Sign	76	N/A	N/A	N/A	N/A	72	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	33	N/A	N/A	N/A	\$603,061	26	N/A	\$360,592
Roofing	153	N/A	N/A	N/A	\$1,333,768	44	N/A	\$527,746
TOTALS	1148	760	1,660,647	1,308,880	\$158,881,403	829	586	\$121,859,320



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 Planning and Development Services 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 install a carport at my home to protect my car from weather damage. After doing some preliminary measuring, it doesn't look like it would meet the setbacks for the Single Family Zoning District; the carport is in the setback about 6 feet. Do carports have to be out of the setback? If so, can I get an exception?
- A:** Residential carports, including those of a temporary nature, are accessory structures. Carports must have a rear setback of 20 feet. A street side setback of 20 feet also applies if a carport gains access from the side street. All other setbacks, front and side, must follow the R-1 Single Family Dimensional Standards, front 25 feet, side 7.5 feet, and side-street 15 feet. There are two possible variance processes to setbacks, depending on the degree of the request. The Planning Administrator has the authority to grant an adjustment up to 10 percent to Residential Dimensional Standards such as a setback. To approve an adjustment, the administrator must find that the adjustment will ensure the same general level of land use compatibility, will not adversely affect adjacent land uses or the character of uses in the vicinity, and is consistent with the purpose and intent of the UDO. If the adjustment is more than 10 percent, the Zoning Board of Adjustment (ZBA) can hear the variance request. The applicant must prove to the Board there is a special condition with the land, granting the variance is necessary for the enjoyment of the property, the hardship is not the result of the applicant's own action, and the variance is not detrimental to public health, safety and welfare. If the carport can be installed meeting the setback requirements, without a variance, a Building Permit would be necessary before installation. A Building Permit can be obtained at the P&DS office through the Building Division.

For more information regarding accessory structures or variance, please refer to the Unified Development Ordinance Section 6.4.B Accessory Structures, Section 3.17 Administrative Adjustment, or Section 3.18 Variance or contact the Planner on Call.