

# PLANNING & DEVELOPMENT SERVICES NEWSLETTER

JANUARY 2013



*Building a Better Community with You*

## Inside this issue:

LETTER FROM THE DIRECTOR	1
BUILDING INSPECTIONS	2
CODE ENFORCEMENT ACTIVITIES	2
REZONING SCOOP	2
POPULATION	2
BUILDING PERMIT CHARTS	2
BUILDING PERMIT TOTALS	3
TRACKING THE NUMBERS	4



## Volume 14 Issue 1

1101 Texas Avenue  
PO Box 9960  
College Station, TX  
77842

979-764-3570  
Fax: 979-764-3496

## LETTER FROM THE DIRECTOR

### Are We There Yet?

How often is the phrase “are we there yet” heard uttered on a long journey? The journey we have all been on out of the economic recession has certainly been long and trying and it is definitely time to ask – are we there yet? For residents of College Station, the journey has not been quite as long and arduous as for others elsewhere in the U.S., but it has not been without its challenges. We are not quite through with the journey but we are certainly much further along and better off than many.

In 2012 we saw an increase in total building permits over 2011 and 2010 with 1,533 issued in 2012 versus 1,330 in 2011 and 1,169 in 2010. Construction activities in 2012 were valued at more than \$217 Million. Most notably single family home construction, an area of the local economy that has been particularly dismal was up in 2012 with 555 permits issued, nearly 100 more than in 2011 and 2010. Further, residential platting activities are up when compared to previous years, a good indicator of future building activities. 2012 platting activities were up 67% compared to 2011 with nearly 700 new residential lots platted.

In 2012, the regions overall economic activity continued to increase over previous years. In College Station, sales tax, a significant indicator of economic activity for the City continues to increase month after month over the preceding year, with FY13 currently running about 8% above FY12. Unemployment rates in the area remain low, though with recent reductions in government employment total job creation has remained stagnant for the past couple of years. Home sales are picking up as is the median price of homes in the area. As a result, the inventory of existing homes on the market has begun to decline to more sustainable and desirable levels.

A number of positive occurrences are set for 2013. The College Station Medical District continues to grow with the much anticipated opening of the Scott & White Hospital in August, the Aerofit/Med Health & Wellness Center opening, and a new mental health hospital opening in a year or so. In this area alone new jobs are expected to exceed 600 with payrolls topping \$50 Million. New mixed use projects will open in Northgate in 2013 adding hundreds of new residents to the area – including the Stack and Rise projects. Still other mixed use projects will begin construction in Northgate, opening in 2014 and 2015. Finally, the City of College Station and the City of Bryan continue to work together and in partnership with RVP, Texas A&M University and the University System in the successful development of the Bio-Corridor where work will soon begin on the massive biotech facility affiliated with the recently approved Center for Innovation in Advanced Development and Manufacturing.

So are we there yet? No not yet, the local economy still remains vulnerable to uncertainty at the national and global levels and job creation remains soft. We are though, far along in our journey and well ahead of where many are. So while not yet there, we find ourselves in a great place – that is College Station!

Robert S. Cowell, Jr., AICP, CNU-A  
Executive Director

# POPULATION: THE JANUARY POPULATION ESTIMATE IS 97,929

## BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	350	251	167	123	14	11	4	920
<b>TOTAL</b>	<b>350</b>	<b>251</b>	<b>167</b>	<b>123</b>	<b>14</b>	<b>11</b>	<b>4</b>	<b>920</b>

## CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	TOTAL
JANUARY	19	3	3	-	10	287	19	88	429
<b>TOTAL</b>	<b>19</b>	<b>3</b>	<b>3</b>	<b>-</b>	<b>10</b>	<b>287</b>	<b>19</b>	<b>88</b>	<b>429</b>

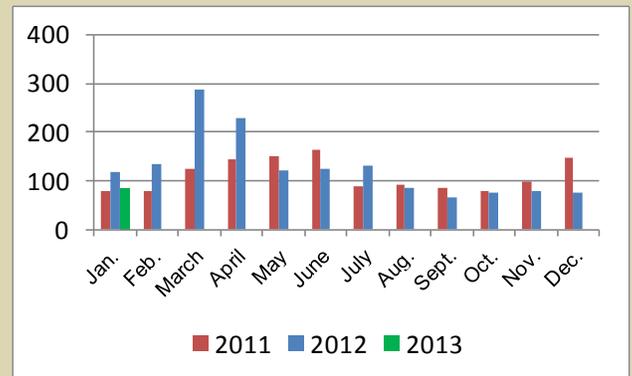
## REZONING SCOOP:

PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500236	Emporium Center	3800 SH6 S/C1 to GC	1.2	Replat	6-Dec-12	Approved	10-Jan-13	Approved
12-500247	Copper Creek Condos	301 SW Parkway	6.3	Amend PDD	27-Feb-13		28-Feb-13	
13-900002	Earl Rudder Fwy. S@	1402 Earl Rudder Fwy. S	1.3	Rez	7-Feb-13	Approved	28-Feb-13	
13-900020	Hillier Funeral Home	4080 SH6 S	7.5	Rez	7-Mar-13		28-Mar-13	

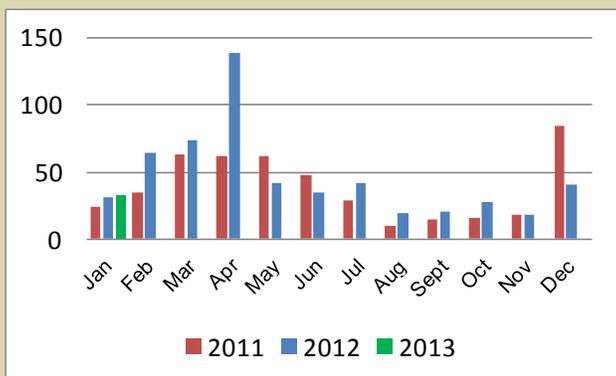
PERMITS BY TYPE  
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	33	33	\$5,049,625
Duplex	0	0	\$0
Tri-Plex/Four-plex	0	0	\$0
Apartment	2	16	\$1,290,000
New Commercial	1	N/A	\$40,000
Commercial Remodel	5	N/A	\$597,297

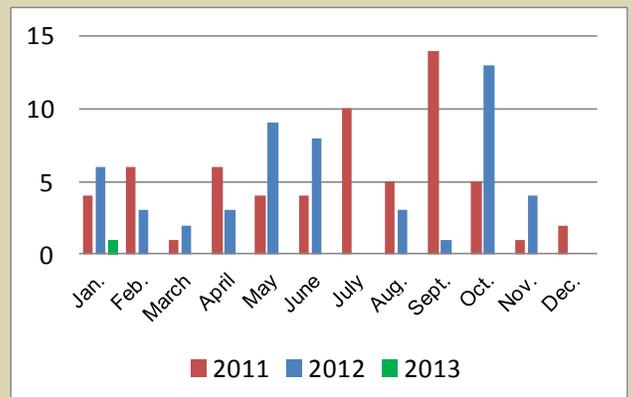
TOTAL PERMITS  
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS  
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS  
3 YEAR—COMPARISON BY MONTH

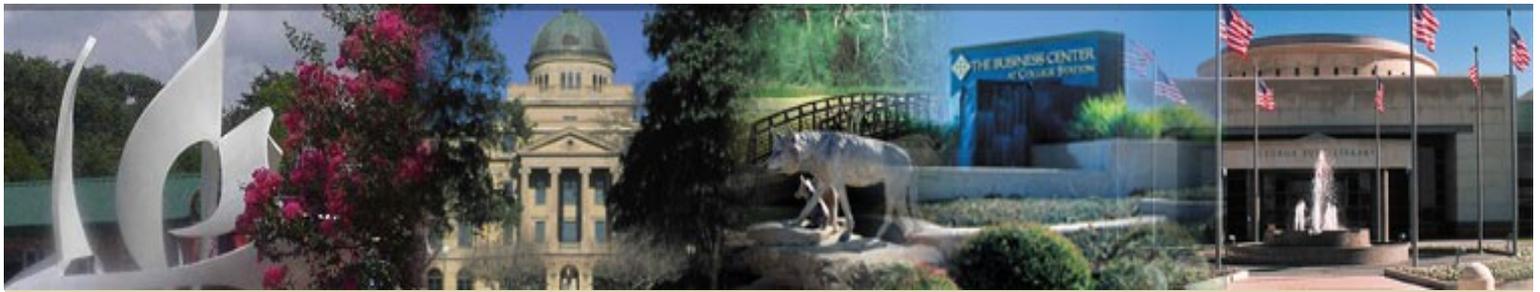




## BUILDING PERMIT TOTALS:

Month of January 2013						Month of January 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	33	33	86,805	64,895	\$5,049,625	31	31	\$4,613,032
Duplex	0	0	0	0	\$0	1	2	\$244,596
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	2	16	24,514	22,240	\$1,290,000	0	0	\$0
Residential Addition	3	N/A	4,066	806	\$420,989	4	N/A	\$168,645
Residential Remodel	6	N/A	1,207	1,207	\$50,198	14	N/A	\$337,608
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$2,000	0	N/A	\$0
Residential Demolition	7	N/A	N/A	N/A	\$17,500	9	N/A	\$18,500
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	12	N/A	\$51,323
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	19	N/A	\$348,013
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	1	N/A	0	0	\$40,000	6	N/A	\$2,329,062
Commercial Remodel	5	N/A	15,562	15,562	\$597,297	6	N/A	\$452,902
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	1	N/A	\$45,059
Commercial Demolition	3	N/A	N/A	N/A	\$822,800	0	N/A	\$0
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	2	N/A	N/A	N/A	\$183,000	3	N/A	\$187,000
Sign	13	N/A	N/A	N/A	\$0	10	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	\$4,000	0	N/A	\$0
Roofing	8	N/A	N/A	N/A	\$78,363	3	N/A	\$30,288
<b>TOTALS</b>	<b>85</b>	<b>49</b>	<b>132,154</b>	<b>104,710</b>	<b>\$8,555,772</b>	<b>119</b>	<b>33</b>	<b>\$8,826,028</b>

January 1, 2013						January 1, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	33	33	86,805	64,895	\$5,049,625	31	31	\$4,613,032
Duplex	0	0	0	0	\$0	1	2	\$244,596
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	2	16	24,514	22,240	\$1,290,000	0	0	\$0
Residential Addition	3	N/A	4,066	806	\$420,989	4	N/A	\$168,645
Residential Remodel	6	N/A	1,207	1,207	\$50,198	14	N/A	\$337,608
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$2,000	0	N/A	\$0
Residential Demolition	7	N/A	N/A	N/A	\$17,500	9	N/A	\$18,500
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	12	N/A	\$51,323
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	19	N/A	\$348,013
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	1	N/A	0	0	\$40,000	6	N/A	\$2,329,062
Commercial Remodel	5	N/A	15,562	15,562	\$597,297	6	N/A	\$452,902
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	1	N/A	\$45,059
Commercial Demolition	3	N/A	N/A	N/A	\$822,800	0	N/A	\$0
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	2	N/A	N/A	N/A	\$183,000	3	N/A	\$187,000
Sign	13	N/A	N/A	N/A	\$0	10	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$4,000	0	N/A	\$0
Roofing	8	N/A	N/A	N/A	\$78,363	3	N/A	\$30,288
<b>TOTALS</b>	<b>85</b>	<b>49</b>	<b>132,154</b>	<b>104,710</b>	<b>\$8,555,772</b>	<b>119</b>	<b>33</b>	<b>\$8,826,028</b>



## TRACKING THE NUMBERS

### New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 6 %	↓ 38 %

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, January 2012, and decreased when compared with two years ago, January 2011.

### New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 80 %	↓ 75 %

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, January 2012, and decreased when compared with two years ago, January 2011.

### Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 27 %	↑ 10 %

Year-to-date, total permits experienced an decrease in quantity when compared to last year at this time, January 2012, and experienced an increase when compared with two years ago, January 2011.



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