

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

MARCH 2013



Building a Better Community with You

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PLANNER ON CALL

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'm looking at a potential tenant space along University Drive in the Northgate District to operate my business. What are the sign requirements?

A: Northgate is known for its unique characteristics as it is designated as a special Design District. For this reason there are distinctive sign standards allowed that are not found in other parts of the City. In NG-1 Core Northgate and NG-2 Transitional Northgate, besides the traditional Attached Sign option, businesses are also allowed Projection, Hanging and Window Signs.

Window Signs are those displayed on exterior windows and do not cover more than a third of the window area. The majority of the display area should be open for pedestrian window shopping.

Hanging Signs are located in front of the building entrance, perpendicular to the façade and suspended from a canopy/awning. Each building entrance to a tenant space is allowed one hanging sign that is up to four square feet in size, with some clearance from edge of the canopy/awning and the building face. There is also a minimum of 8 foot clearance above the pedestrian walkway.

Projection Signs are mounted perpendicular to the building, projecting out no more than 3 feet. A six square foot Projection Sign is allowed per one story building and an additional four square feet may be added for each building story up to 18 total square feet.

Exposed neon may be use for Attached, Window and Projection Signs. All signage must be placed in a manner that does not obscure building elements such as windows, cornices, or architectural details. Also, illuminated plastic signs are prohibited in the Northgate District.

For more information on sign standards in Northgate, please contact the Planner-On-Call.



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

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BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	350	251	167	123	14	11	4	920
FEBRUARY	338	256	204	154	2	8	5	967
MARCH	389	329	164	138	10	7	10	1047
TOTAL	1077	836	535	415	26	26	19	2934

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
FEBRUARY	222	11	4	8	16	224	24	52	561
MARCH	63	58	6	0	17	227	16	66	453
TOTAL	304	72	13	8	43	738	59	206	1443

REZONING SCOOP:

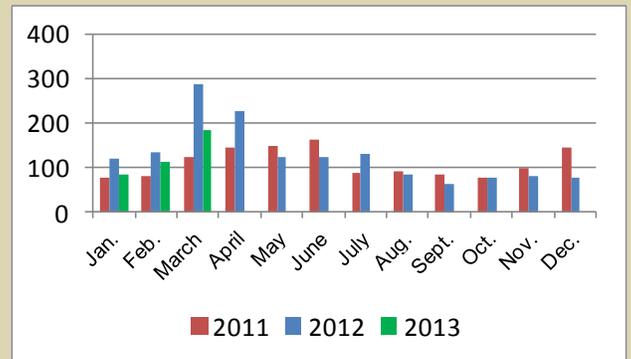
PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500247	Copper Creek Condos	301 SW Parkway	6.3	Amend PDD	21-Feb-13	Approved	28-Feb-13	Approved
13-900002	Earl Rudder Fwy. S@	1402 Earl Rudder Fwy. S	1.3	Rez	7-Feb-13	Approved	28-Feb-13	Approved
13-900020	Hillier Funeral Home	4080 SH6 S	7.5	Rez	7-Mar-13	Approved	28-Mar-13	Approved
13-900064	McGill Tract	2381 Earl Rudder Fwy. S	14.2	Rez	18-Apr-13		9-May-13	

POPULATION: THE MARCH POPULATION ESTIMATE IS 97,996

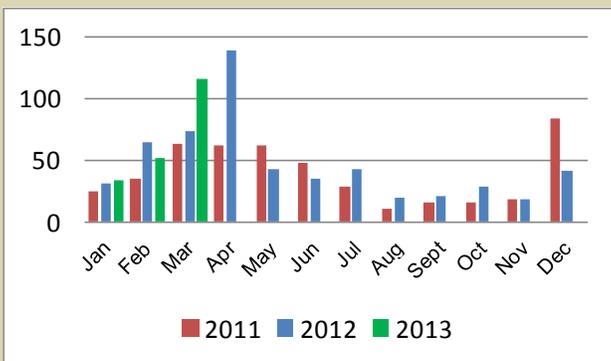
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	201	201	\$30,242,345
Duplex	3	6	\$664,145
Tri-Plex/Four-plex	0	0	\$0
Apartment	3	40	\$3,343,052
New Commercial	7	N/A	\$1,997,000
Commercial Remodel	18	N/A	\$2,087,079

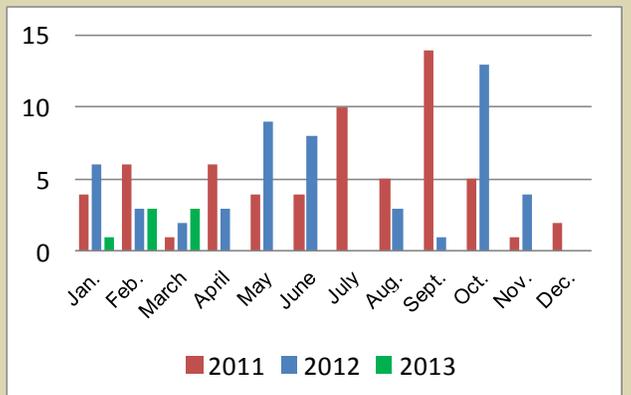
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH

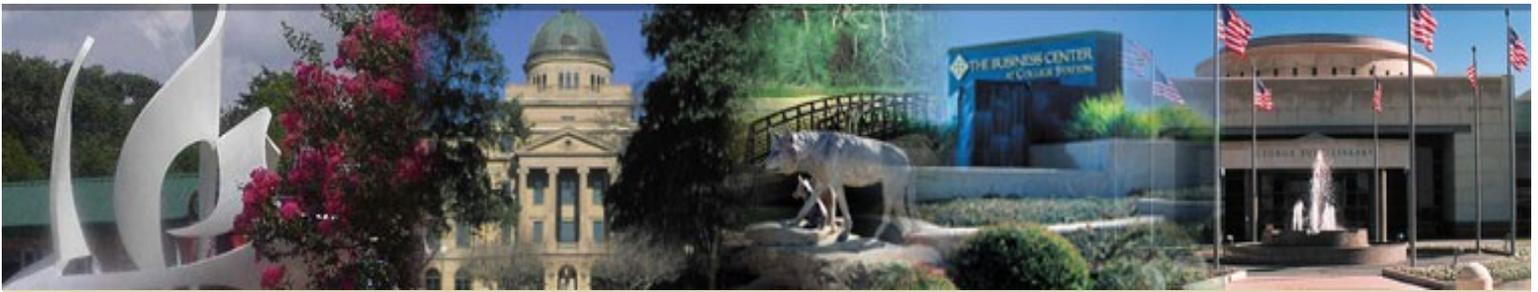




BUILDING PERMIT TOTALS:

Month of March 2013						Month of March 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	116	116	234,520	197,997	\$15,626,845	74	74	\$10,100,629
Duplex	2	4	7,563	6,763	\$423,509	4	8	\$731,534
Tri-plex/Four-plex	0	0	0	0	\$0	1	3	\$285,000
Apartment	1	24	28,280	22,000	\$2,053,052	5	29	\$2,050,000
Residential Addition	2	N/A	425	3	\$106,375	8	N/A	\$300,000
Residential Remodel	5	N/A	1,000	1,000	\$70,933	9	N/A	\$188,390
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$50,000	3	N/A	\$34,725
Residential Demolition	8	N/A	N/A	N/A	\$28,300	5	N/A	\$8,300
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	75	N/A	\$579,589
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	18	N/A	\$319,770
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	3	N/A	0	0	\$138,000	2	N/A	\$124,500
Commercial Remodel	8	N/A	12,125	11,375	\$946,102	4	N/A	\$70,330
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	7	N/A	\$38,700
Commercial Demolition	1	N/A	N/A	N/A	\$1,250	4	N/A	\$337,700
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	6	N/A	N/A	N/A	\$233,700	5	N/A	\$449,000
Sign	1	N/A	N/A	N/A	\$0	14	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	4	N/A	N/A	N/A	\$29,500	2	N/A	\$152,600
Roofing	28	N/A	N/A	N/A	\$221,877	47	N/A	\$437,932
TOTALS	186	144	283,913	239,138	\$19,929,443	287	114	\$16,208,699

January 1, 2013 - March 31, 2013						January 1, 2012 - March 31, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	201	201	481,726	384,472	\$30,242,345	169	169	\$23,784,614
Duplex	3	6	11,209	10,409	\$664,145	11	22	\$2,151,198
Tri-plex/Four-plex	0	0	0	0	\$0	1	3	\$285,000
Apartment	3	40	51,794	44,240	\$3,343,052	5	29	\$2,050,000
Residential Addition	9	N/A	7,875	2,500	\$684,364	14	N/A	\$546,825
Residential Remodel	16	N/A	2,207	2,207	\$210,656	36	N/A	\$1,089,969
Residential Garage/Carport Addition	5	N/A	N/A	N/A	\$114,040	4	N/A	\$49,725
Residential Demolition	21	N/A	N/A	N/A	\$59,300	18	N/A	\$35,300
Residential Slab Only-SF	2	N/A	N/A	N/A	\$42,000	87	N/A	\$630,912
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	37	N/A	\$667,783
Residential Slab Only-3&4	1	N/A	N/A	N/A	\$40,000	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	3	N/A	\$105,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	7	N/A	11,558	11,558	\$1,997,000	11	N/A	\$4,284,562
Commercial Remodel	18	N/A	72,392	71,642	\$2,087,079	17	N/A	\$6,228,232
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	9	N/A	\$128,759
Commercial Demolition	6	N/A	N/A	N/A	\$826,050	4	N/A	\$337,700
Commercial Slab Only	1	N/A	0	0	\$14,000	0	N/A	\$0
Swimming Pool	12	N/A	N/A	N/A	\$557,700	11	N/A	\$758,569
Sign	23	N/A	N/A	N/A	\$0	37	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	6	N/A	N/A	N/A	\$34,000	9	N/A	\$378,190
Roofing	51	N/A	N/A	N/A	\$422,539	59	N/A	\$493,420
TOTALS	385	247	638,761	527,028	\$41,338,270	542	223	\$44,005,758



TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↑ 19 %	↑ 65 %

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

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 30 %	↓ 30 %

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

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 29 %	↑ 35 %

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



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