

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

APRIL 2013



Building a Better Community with You

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MAY IS NATIONAL BIKE MONTH

Did you know the League of American Bicyclists has declared May National Bike Month? It is a great time to try bicycling for fun, fitness or transportation. Across the nation, on May 13-17, people will be trading their usual vehicles for bicycles to participate in Bike to Work Week. The City of College Station invites you to join the celebration by biking to work on Friday, May 17.

The following are tips to help you enjoy biking to work:

-  Be sure your bicycle is properly maintained
-  Always wear a helmet for protection
-  Ride in the right-most lane with the flow of traffic
-  Obey all stop signs, traffic lights and lane markings
-  Wear bright clothing and always signal turns

Plan your route using the City of College Station Bike Map & Info Guide available online at www.cstx.gov/bikepedgreenways. Hard copy guides can be requested online or from Venessa Garza, Greenways Program Manager, by email at vgarza@cstx.gov or by phone at 979-764-3674.





BUILDING PERMIT TOTALS:

Month of April 2013						Month of April 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	45	45	127,258	98,213	\$7,410,803	139	139	\$14,967,764
Duplex	2	4	8,442	7,262	\$413,632	19	38	\$3,159,703
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	1	10	0	0	\$55,000	0	0	\$0
Residential Addition	4	N/A	1,021	1,021	\$66,500	4	N/A	\$137,000
Residential Remodel	10	N/A	860	800	\$118,088	6	N/A	\$162,486
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$350	1	N/A	\$11,000
Residential Demolition	8	N/A	N/A	N/A	\$28,350	5	N/A	\$1,007,500
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
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	1	N/A	N/A	N/A	\$5,600,000	0	N/A	\$0
New Commercial	13	N/A	430,084	8,327	\$20,467,608	3	N/A	\$659,000
Commercial Remodel	17	N/A	16,083	16,027	\$5,653,235	7	N/A	\$1,115,000
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	0	N/A	\$0
Commercial Demolition	2	N/A	N/A	N/A	\$7,000	3	N/A	\$118,500
Commercial Slab Only	4	N/A	0	0	\$2,718,513	0	N/A	\$0
Swimming Pool	4	N/A	N/A	N/A	\$256,550	2	N/A	\$48,000
Sign	17	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	\$5,769	4	N/A	\$12,780
Roofing	22	N/A	N/A	N/A	\$223,156	25	N/A	\$147,760
TOTALS	152	59	583,748	131,650	\$43,024,554	228	177	\$21,546,493

January 1, 2013 - April 30, 2013						January 1, 2012 - April 30, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	246	246	608,984	482,685	\$37,653,148	308	308	\$38,752,378
Duplex	5	10	19,651	17,671	\$1,077,777	30	60	\$5,310,901
Tri-plex/Four-plex	0	0	0	0	\$0	1	3	\$285,000
Apartment	4	50	52,794	44,240	\$3,398,052	5	29	\$2,050,000
Residential Addition	13	N/A	8,896	3,521	\$750,864	18	N/A	\$683,825
Residential Remodel	26	N/A	3,067	3,007	\$328,744	42	N/A	\$1,252,455
Residential Garage/Carport Addition	6	N/A	N/A	N/A	\$114,390	5	N/A	\$60,725
Residential Demolition	29	N/A	N/A	N/A	\$87,650	23	N/A	\$1,042,800
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	1	N/A	N/A	N/A	\$5,600,000	0	N/A	\$0
New Commercial	20	N/A	441,642	19,885	\$22,464,608	14	N/A	\$4,943,562
Commercial Remodel	35	N/A	88,475	87,669	\$7,740,314	24	N/A	\$7,343,232
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	9	N/A	\$128,759
Commercial Demolition	8	N/A	N/A	N/A	\$833,050	7	N/A	\$456,200
Commercial Slab Only	5	N/A	0	0	\$2,732,513	0	N/A	\$0
Swimming Pool	16	N/A	N/A	N/A	\$814,250	13	N/A	\$806,569
Sign	40	N/A	N/A	N/A	\$0	47	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	7	N/A	N/A	N/A	\$39,769	13	N/A	\$390,970
Roofing	73	N/A	N/A	N/A	\$645,695	84	N/A	\$641,180
TOTALS	537	306	1,223,509	658,678	\$84,362,824	770	400	\$65,552,251

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
APRIL	588	354	287	282	19	11	10	1551
TOTAL	1665	1190	822	697	45	37	29	4485

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
APRIL	17	240	5	17	7	247	26	109	668
TOTAL	321	312	18	25	50	985	85	315	2111

REZONING SCOOP:

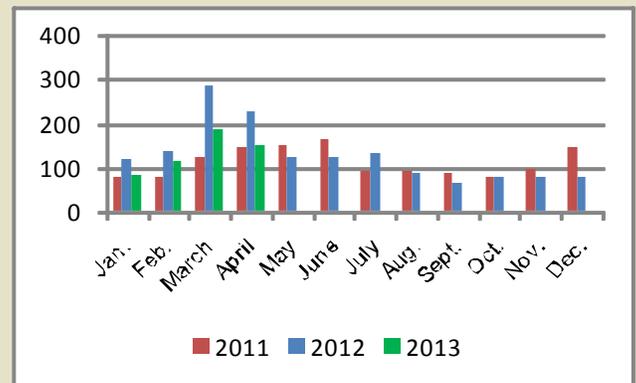
PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
13-900020	Hillier Funeral Home	4080 SH6 S	7.5	Amend PDD	7-Mar-13	Approved	28-Mar-13	Approved
13-900064	McGill Tract	2381 Earl Rudder Fwy. S	14.2	Rez	18-Apr-13	Approved	9-May-13	
13-900061	Barron Crossing & Bridgewood Sub.	2985 Barron Cut-Off Rd	75.1	R-1&A-O to PDD	16-May-13		23-May-13	
13-900076	Barron Rd & Victoria	2301 Barron Rd.	3.7	A-O to SC	16-May-13		23-May-13	

POPULATION: THE APRIL POPULATION ESTIMATE IS 97,982

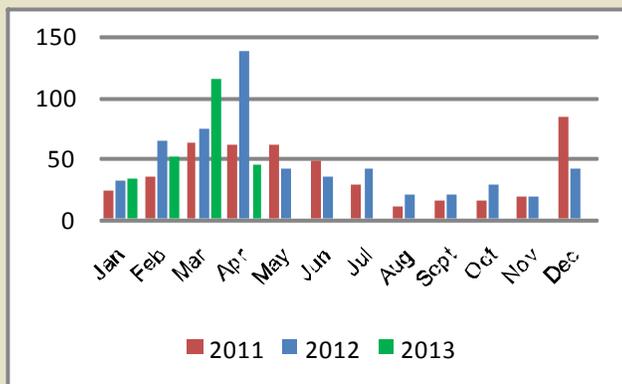
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	246	246	\$37,653,148
Duplex	5	10	\$1,077,777
Tri-Plex/Four-plex	0	0	\$0
Apartment	4	50	\$3,398,052
New Commercial	20	N/A	\$22,464,608
Commercial Remodel	35	N/A	\$7,740,314

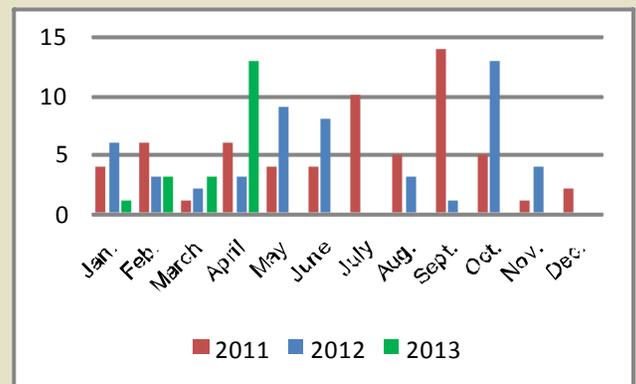
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





SUBURBAN COMMERCIAL REZONING REQUESTS

Last fall City Council approved the creation of several new non-residential zoning districts. The purpose of these new districts is to help implement some of the 15 unique Future Land Use and Character designations identified in the Comprehensive Plan. Rezoning requests for one of the new districts, SC Suburban Commercial, have recently been submitted to the City for consideration. The rezoning applications that have been submitted thus far are located by the Raintree subdivision along State Highway 6 and in front of the Reatta Meadows subdivision by the new College Station High School.

The purpose of the SC Suburban Commercial district is to allow lower intensity commercial uses that provide services to nearby neighborhoods. Uses in the district are intended to be compatible with the character of suburban single-family neighborhoods, which is accomplished by requiring buildings to have more of a residential character and scale and their sites heavily landscaped to minimize the impacts of the non-residential uses and associated parking areas on adjacent residential areas. The district allows for a range of uses with impacts mitigated through additional buffering and architecture requirements of the buildings.

In addition to the SC Suburban Commercial district, BP Business Park, BPI Business Park Industrial, and NAP Natural Areas Preserved were also adopted last fall. In creating the districts, City staff worked with a subcommittee of the Planning and Zoning Commission to develop the concepts and language for the districts based on direction provided in the Comprehensive Plan. The new districts are similar to the City's other existing zoning districts in that they are largely use-based districts with some additional performance standards. For more information, contact Jason Schubert at jschubert@cstx.gov.

TRACKING THE NUMBERS

New Single-Family Homes:

YTD – 1 yr	YTD– 2 yr
↓ 20 %	↑ 34 %

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

New Commercial:

YTD – 1 yr	YTD – 2 yr
↑ 54 %	↑ 25%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, April 2012, and increased when compared with two years ago, April 2011.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 31%	↑ 25%

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



BRAZOS CLEAN WATER



The 18th Annual Brazos Valley Earth Day event held at Wolf Pen Creek proved successful as thousands of residents were educated on our natural and cultural environments. Last month, **Brazos Clean Water (BCW)** successfully participated in its 4th consecutive showcase, focusing on fertilizer application and potential runoff problems. A poster board was used to illustrate the water cycle, tips for preventing stormwater pollution as well as the following information on fertilizer usage:

- ◆ Apply fertilizer sparingly
- ◆ Don't overwater
- ◆ Fertilizer runoff contaminates nearby surface water
- ◆ Storm drains do not treat polluted runoff
- ◆ Excess fertilizer causes eutrophication of our waterways
- ◆ Eutrophication depletes the oxygen necessary for fish, fauna and organisms to survive.



In addition, several pieces of educational material were handed out ranging from pamphlets, coloring books, calendars, stickers, wildflower seeds, temporary tattoos and colorful fish stress-relievers citing the brazoscleanwater.org website. This event and other educational and outreach efforts seek to meet milestones enumerated in the overall **City of College Station's Stormwater Management Program (SWMP)**. More information on up and coming events can be found on the **BrazosCleanWater.org** calendar.



IMPLEMENTATION OF THE COMPREHENSIVE PLAN THROUGH THE CREATION AND CONSOLIDATION OF ZONING DISTRICTS

The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure that the vision for College Station is realized through the future growth and development of the City. The Comprehensive Plan approaches the growth of College Station in a manner different from the City's previous plans; it focuses on the creation and enhancement of places of distinction in College Station. The Plan recognizes the importance of character and capitalizes on that to offer the greatest flexibilities for development, while protecting special places.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. The intent is that new zoning districts be developed for each of the land use classifications to both align with the intent of the Comprehensive Plan and to simplify the nomenclature. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives.

Staff has worked with a sub-committee of the Planning and Zoning Commission to develop the concepts for one- and two- family residential zoning districts based on direction in the Comprehensive Plan. These districts will be similar to the City's existing set of zoning districts, meaning that they will largely be use-based, with some additional performance standards. Districts will be renamed to simplify the nomenclature. The districts to be created and renamed through this process include:

New Districts

"RS Restricted Suburban"

Changed & Renamed Districts

"A-O Agricultural Open" to "R Rural"

"A-OR Rural Residential Subdivision" to "E Estate"

Renamed Districts

"R-1 Single-Family Residential" to "GS General Suburban"

"R-3 Townhouse" to "T Townhouse"

"R-2 Duplex" to "D Duplex"

"R-7 Manufactured Home Park" to "MHP Manufactured Home Park"

Retired Districts

"R1-B Single Family Residential"

PHASED APPROACH

Staff has developed a phased approach to the creation and adoption of the new zoning districts, which have been categorized into non-residential, residential, and growth area districts.

Phase 1: The completion of Phase I resulted in the adoption of new non-residential zoning districts in September 2012. New districts include NAP Natural Areas Preserved, SC Suburban Commercial, BP Business Park,



and BPI Business Park Industrial. At that time, existing non-residential districts were either renamed or retired as part of the amendments to the Unified Development Ordinance.

Phase 2: Staff is currently working on developing the residential districts. These districts will be similar to our existing set of zoning districts, meaning that they will largely be use-based, with some additional performance standards. Several other existing districts will be renamed to simplify the nomenclature, but the standards will remain the same. Retired districts will remain effective for properties, but will not be available for future rezoning proposals. The creation and adoption of the one and two family districts will be done separately from the creation and adoption of the multi-family and mixed-use districts.

Phase 3: Once the residential districts are adopted, Staff will begin work on a specific zoning approach for the Growth Areas identified on the Concept Map in the Comprehensive Plan.

OPPORTUNITIES FOR INPUT

A public meeting was held on Tuesday, April 9, 2013 to present the one- and two-family zoning district concepts to the community for consideration and comment. Since that time, staff has worked with the Planning & Zoning Commission sub-committee to finalize the concepts. Specific ordinance language will be developed over the next couple of months. Once the ordinance language is drafted, stakeholders will have a one month review period to provide comments. It is anticipated that the City Council will consider adoption of the new zoning districts in the early fall. For more information, please contact Jennifer Prochazka at jprochazka@cstx.gov.





NORTHGATE REAPING THE REWARDS OF VISIONARY PLANNING

The bustling Northgate District is one of many examples where the city worked closely with the community, defined where we wanted to go, then planned and worked together to get there.

Several years ago, the City of College Station and Northgate stakeholders began the planning process for this unique entertainment destination. The plan called for an urban area that supported high-density, mixed-use developments, and it required changes to the development code to create new zoning districts. Those changes enabled development to conform to the vision that emerged from the collective planning process.

With a clear plan in place, the city began investing in the necessary infrastructure and repairs. Tens of millions of dollars were invested in street rehabilitation projects, water lines, sewer lines, and public parking enhancements. The city also partnered with the Texas Department of Transportation to improve pedestrian safety in key locations.

Those investments have started to pay big dividends.

In recent months, the city has issued construction permits for several new mixed-use developments that will provide housing for thousands of residents along with non-residential space. The new development advances the vision for the Northgate District, increases property values, and in some cases has even eliminated blighted conditions.



The positive benefits of visionary planning are evident in Northgate and will become even more important as College Station continues to grow and prosper. For more information regarding the Northgate District, please contact Lance Simms at lsimms@cstx.gov.



DRIVEWAY PERMIT APPLICATION PROCESS

Ever wonder how to go about getting a driveway permitted in the City of College Station? Below is an outline of the process.

COMMERCIAL DRIVEWAYS (CITY OF COLLEGE STATION ROADWAY)

All commercial driveways are reviewed, processed, and permitted through the Site Plan and Development Permit processes and will meet the Unified Development Ordinance (UDO) requirements.

COMMERCIAL DRIVEWAYS (TXDOT ROADWAY)

- All commercial driveways are reviewed, processed, and permitted through the Site Plan and Development Permit processes and will meet the UDO requirements or TxDOT's Access Management requirements, whichever requirement is more stringent.
- All driveways proposed within state ROW require a TxDOT permit.
- Owner or Owner's Representative will submit a signed application with supporting documentation. The applicant is responsible for submitting five copies of the permit application and supporting documentation.
- The permit is reviewed and approved by the Transportation Planning Coordinator and forwarded to TxDOT.



Once the response from TxDOT is received, the applicant will be notified of response and the permit will return to Planning and Development Services (P&DS) for processing.

RESIDENTIAL DRIVEWAYS FOR NEW HOUSES

Driveways proposed with new home construction are processed and inspected through the Building Permit process and will meet the UDO requirements.

EXISTING RESIDENTIAL DRIVEWAY

- Applicant will fill out application with sketch of proposed improvement and submit application to P&DS.
- The P&DS Plans Examiner will review for UDO compliance and will sign the permit as the City Representative (the Transportation Planning Coordinator or Engineering may be asked for input) or the applicant will be contacted for more information.
- Once approved, the Plans Examiner will contact the applicant that it has been approved.

For more information, please contact Joe Guerra at jguerra@cstx.gov.



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'm considering a site to develop a multi-family project. Are there any height limitations?

A: Multi-family buildings that are proposed near any property line adjacent to single-family use or town-home development are required to be setback from the property line twice the distance of its building height.

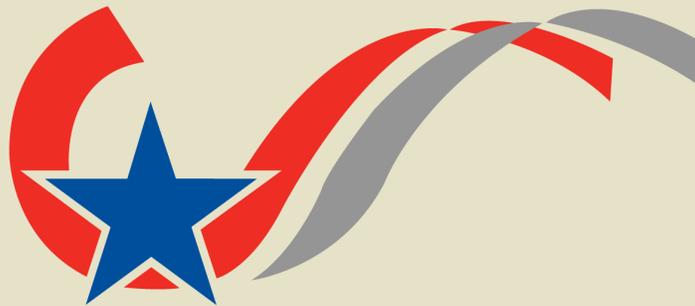
Building height is measured from finished grade or base flood elevation and the height point of a mansard roof, coping of a flat roof or average height between the eaves and ridge line of a gable, hip or gambrel roof.

Typically, equipment such as HVAC units and satellite dishes may be installed on top of the building. These are required to be screened from public view and are included in overall height.

Multi-family developments in the Northgate Design District, Redevelopment District Overlay, and Planned Mixed-Use Districts are exempt from this requirement.

For more information on height restrictions, please contact the Planner-On-Call.





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