

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

MAY 2013



Building a Better Community with You

Inside this issue:

PLANNER ON CALL	1
POPULATION	2
BUILDING PERMIT CHARTS	2
BUILDING PERMIT TOTALS	3
BUILDING INSPECTIONS	4
CODE ENFORCEMENT ACTIVITIES	4
REZONING SCOOP	4
TRACKING THE NUMBERS	4

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 designing the parking layout for a proposed shopping center and was uncertain about the number of parking spaces. Can you explain this more?

A: The number of parking spaces required is based on the gross floor area of the shopping center and the zoning district. Shopping centers in GC General Commercial, SC Suburban Commercial, and C-3 Light Commercial require one parking space per 250 square feet of floor area. In CI Commercial Industrial, one parking space per 350 square feet is required.

When tenant spaces are to be occupied by uses that have greater parking demands, intense uses such as restaurants, health studios, and medical or dental offices, may occupy up to 25% of the shopping center's floor area. Additional parking may be provided, based on the parking requirement for the specific intense use, to accommodate square floor area above the 25%.

For example, a 10,000 square foot shopping center zoned GC General Commercial is required a minimum of 40 parking spaces ($10,000\text{sf} \div 250\text{sf} = 40$). The owner has leased all suites, except for one, to retail sales and personal service shop type uses. A 2,500 square foot suite is available, which a "sit down" restaurant is interested in occupying. Restaurants without a drive-thru are required a parking space per 65 square feet, but the suite is within 25% of the gross floor area, so additional parking is not required. Then the interested restaurant owner wants to create a 400 square foot outdoor patio area. The shopping center would need to provide an additional 7 parking spaces ($400\text{sf} \div 65\text{sf} = 6.15$) for the square footage over the 25% allowed for intense uses. In this case, the shopping center would need to provide a total of 47 parking spaces to account for the intense.

The parking requirements can vary based on what type of intense use is proposed in the shopping center. Parking requirements vary among intense uses.

For more information on off-street parking standards, please contact the Planner-On-Call.



CITY OF COLLEGE STATION
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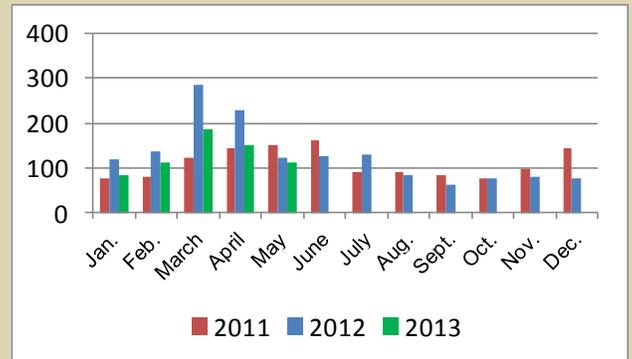


POPULATION: THE MAY POPULATION ESTIMATE IS 98,180

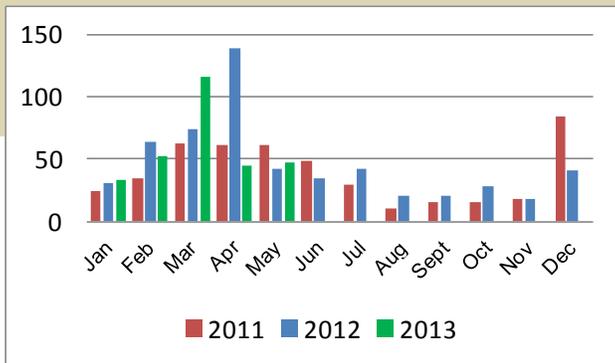
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	293	293	\$45,090,726
Duplex	5	10	\$1,077,777
Tri-Plex/Four-plex	0	0	\$0
Apartment	4	50	\$3,398,052
New Commercial	24	N/A	\$23,774,608
Commercial Remodel	42	N/A	\$8,452,187

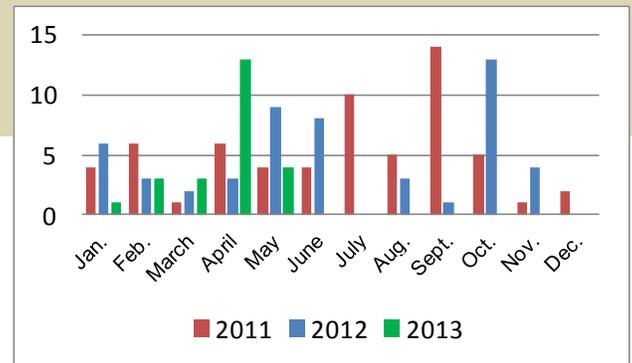
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

Month of May 2013						Month of May 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	47	47	120,873	91,480	\$7,437,578	42	42	\$6,689,404
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	1	N/A	0	0	\$18,703	5	N/A	\$214,200
Residential Remodel	14	N/A	2,876	3,413	\$217,907	6	N/A	\$59,783
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$2,400	1	N/A	\$5,570
Residential Demolition	7	N/A	N/A	N/A	\$3,000	2	N/A	\$10,000
Residential Slab Only-SF	1	N/A	N/A	N/A	\$17,500	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	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	4	N/A	16,378	16,378	\$1,310,000	9	N/A	\$33,873,268
Commercial Remodel	7	N/A	17,992	17,992	\$711,873	8	N/A	\$5,027,519
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	0	N/A	\$0
Commercial Demolition	2	N/A	N/A	N/A	\$55,047	2	N/A	\$126,000
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	2	N/A	N/A	N/A	\$66,000	5	N/A	\$165,700
Sign	12	N/A	N/A	N/A	\$0	6	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	3	N/A	N/A	N/A	\$13,600	1	N/A	\$2,500
Roofing	13	N/A	N/A	N/A	\$68,465	36	N/A	\$462,158
TOTALS	114	47	158,119	129,263	\$9,922,073	123	42	\$46,636,102

January 1, 2013 - May 31, 2013						January 1, 2012 - May 31, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	293	293	729,857	574,165	\$45,090,726	350	350	\$45,441,782
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	14	N/A	8,896	3,521	\$769,567	23	N/A	\$898,025
Residential Remodel	40	N/A	5,943	6,420	\$546,651	48	N/A	\$1,312,238
Residential Garage/Carport Addition	7	N/A	N/A	N/A	\$116,790	6	N/A	\$66,295
Residential Demolition	36	N/A	N/A	N/A	\$90,650	25	N/A	\$1,052,800
Residential Slab Only-SF	3	N/A	N/A	N/A	\$59,500	87	N/A	\$636,378
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	24	N/A	458,020	36,263	\$23,774,608	22	N/A	\$38,699,330
Commercial Remodel	42	N/A	106,467	105,661	\$8,452,187	31	N/A	\$12,304,251
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	9	N/A	\$128,759
Commercial Demolition	10	N/A	N/A	N/A	\$888,097	9	N/A	\$582,200
Commercial Slab Only	5	N/A	0	0	\$2,732,513	0	N/A	\$0
Swimming Pool	18	N/A	N/A	N/A	\$880,250	18	N/A	\$972,269
Sign	52	N/A	N/A	N/A	\$0	53	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	10	N/A	N/A	N/A	\$53,369	14	N/A	\$393,470
Roofing	86	N/A	N/A	N/A	\$714,160	120	N/A	\$1,103,338
TOTALS	651	353	1,381,628	787,941	\$94,284,897	891	442	\$112,009,819



BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHNICAL	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
MAY	561	313	242	238	27	14	6	1401
TOTAL	2226	1503	1064	935	72	51	35	5886

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
MAY	20	98	2	14	6	125	26	121	412
TOTAL	341	410	20	39	56	1110	111	436	2523

REZONING SCOOP:

PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
13-900064	McGill Tract	2381 Earl Rudder Fwy. S	14.2	Rez	18-Apr-13	Approved	9-May-13	Approved
13-900076	Barron Rd & Victoria	2301 Barron Rd.	3.7	A-O to SC	16-May-13	Approved	23-May-13	Approved
13-900061	Barron Crossing & Bridgewood Sub.	2985 Barron Cut-off Rd	75.1	R-1&A-O to PDD	20-Jun-13		11-Jul-13	

TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr YTD - 2 yr
 ↓ 16% ↑ 19%

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

New Commercial:

YTD - 1 yr YTD - 2 yr
 ↑ 9% ↑ 20%

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

Total Permits:

YTD - 1 yr YTD - 2 yr
 ↓ 28% ↑ 12%

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