

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

SEPTEMBER 2013



Building a Better Community with You

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CITY'S EXTRATERRITORIAL JURISDICTION

The Planner on Call system helps over 1,800 people a year that call, email, or come into the Planning & 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 979-764-3858 or POC@cstx.gov.

Q: I have 20 acres of property that is located outside the city limits of College Station. I'm considering selling a portion. What can be built on it?

A: Property that is located outside the city limits of College Station, but within the City's Extraterritorial Jurisdiction (ETJ), does not have zoning, so it can be developed for any use not restricted by other laws such as deed restrictions or state and federal law.

When a tract of land in the ETJ is subdivided to portions less than 10 acres, the property must be filed for record with a final plat that meets the Subdivision Regulations of the Brazos County and the College Station Unified Development Ordinance (UDO). All lots are required to be a minimum of one acre and have at least 100 feet of street frontage. All lots would also be required to have access to the necessary infrastructure, such as public streets, water and waste water. Such facilities would be designed according to the Bryan/College Station Design Guidelines. When private septic system is used, it must meet the requirements of the Brazos County Health Department. If the proposed subdivision creates lots that are more than 10 acres, has access to a public street, and does not require the dedication of public infrastructure, a plat is not required. The subdivision can take place by a simple metes and bound description recorded in the deed. If a property five acres or less is to be developed or is five acres or more and is for any other use beside single-family or agricultural, the property would require approval of a Development Plat.

For more information on property located in the ETJ, please contact the Planner-On-Call.



BUILDING PERMIT TOTALS:

Month of September 2013						Month of September 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	34	34	106,585	80,503	\$7,248,490	21	21	\$4,405,185
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	1	18	27,806	27,806	\$1,500,000	1	0	\$15,000,000
Residential Addition	5	N/A	3,396	1,238	\$94,100	6	N/A	\$153,400
Residential Remodel	12	N/A	2,028	2,028	\$219,333	3	N/A	\$11,750
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$20,856	2	N/A	\$6,073
Residential Demolition	1	N/A	N/A	N/A	\$2,000	1	N/A	\$1,500
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	0	N/A	0	0	\$0	0	N/A	\$0
New Commercial	9	N/A	26,302	24,452	\$4,584,720	1	N/A	\$135,000
Commercial Remodel	5	N/A	5,164	5,164	\$88,403	5	N/A	\$247,779
Commercial Addition/Retaining Wall	1	N/A	0	0	\$0	1	N/A	\$250,000
Commercial Demolition	1	N/A	N/A	N/A	\$9,000	1	N/A	\$60,000
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	4	N/A	N/A	N/A	\$153,400	5	N/A	\$205,696
Sign	10	N/A	N/A	N/A	\$0	14	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$9,600	1	N/A	\$7,550
Roofing	7	N/A	N/A	N/A	\$38,200	3	N/A	\$20,000
TOTALS	94	52	171,281	141,191	\$13,968,102	65	21	\$20,503,933

January 1, 2013 - September 30, 2013						January 1, 2012 - September 30, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	428	428	1,126,712	870,292	\$70,378,265	468	468	\$65,006,731
Duplex	5	10	19,651	17,671	\$1,077,777	46	92	\$7,973,951
Tri-plex/Four-plex	0	0	0	0	\$0	1	3	\$285,000
Apartment	9	408	325,520	250,315	\$40,076,966	7	238	\$42,421,650
Residential Addition	32	N/A	15,777	7,789	\$1,268,367	46	N/A	\$1,647,547
Residential Remodel	88	N/A	17,259	16,386	\$1,376,959	80	N/A	\$1,807,664
Residential Garage/Carport Addition	14	N/A	N/A	N/A	\$205,116	13	N/A	\$91,934
Residential Demolition	42	N/A	N/A	N/A	\$102,100	31	N/A	\$1,063,700
Residential Slab Only-SF	3	N/A	N/A	N/A	\$59,500	88	N/A	\$2,636,378
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	4	N/A	\$733,350
Hotel / Motel / Inn	2	N/A	35,435	34,510	\$8,100,000	0	N/A	\$0
New Commercial	49	N/A	513,581	83,474	\$37,972,432	34	N/A	\$40,668,820
Commercial Remodel	76	N/A	229,656	218,385	\$11,383,866	57	N/A	\$14,011,232
Commercial Addition/Retaining Wall	6	N/A	4,000	4,000	\$781,378	11	N/A	\$393,759
Commercial Demolition	14	N/A	N/A	N/A	\$919,097	13	N/A	\$831,860
Commercial Slab Only	5	N/A	0	0	\$2,732,513	6	N/A	\$190,056
Swimming Pool	38	N/A	N/A	N/A	\$1,575,330	46	N/A	\$1,926,195
Sign	96	N/A	N/A	N/A	\$0	96	N/A	\$240
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	16	N/A	N/A	N/A	\$106,569	37	N/A	\$634,811
Roofing	105	N/A	N/A	N/A	\$838,243	178	N/A	\$1,444,518
TOTALS	1029	846	2,287,591	1,502,822	\$178,994,478	1299	801	\$184,437,179



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
MAY	561	313	242	238	27	14	6	1401
JUNE	420	335	219	237	6	12	7	1236
JULY	495	368	287	282	6	6	13	1457
AUGUST	377	222	182	205	7	6	11	1010
SEPTEMBER	317	221	131	148	2	14	7	840
TOTAL	3835	2649	1883	1807	93	89	73	10429

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
JUNE	27	337	5	14	9	214	27	191	824
JULY	17	31	9	0	9	174	18	184	442
AUGUST	26	33	13	6	25	623	30	160	916
SEPTEMBER	16	30	3	2	13	395	32	79	570
TOTAL	427	841	50	61	112	2516	218	1050	5275

REZONING SCOOP:

PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
13-900165	St. Mary's Catholic Church	603 Church Ave.	3.8	Rez	5-Sept-13	Approved	26-Sept-13	Approved
13-900189	Cedar Creek Plaza	2900 Graham Rd	7.4	Rez	17-Oct-13		15-Nov-13	



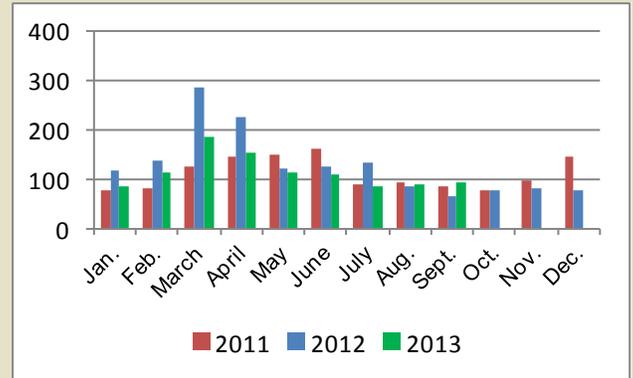


POPULATION: THE SEPTEMBER POPULATION ESTIMATE IS 99,755

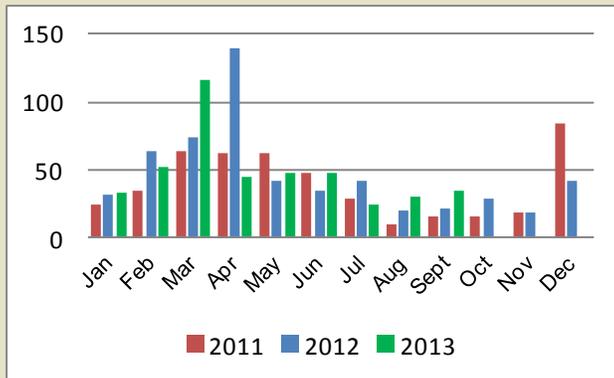
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	428	428	\$7,311,619
Duplex	5	10	\$1,077,777
Tri-Plex/Four-plex	0	0	\$0
Apartment	9	391	\$40,076,966
New Commercial	49	N/A	\$37,972,432
Commercial Remodel	76	N/A	\$218,385

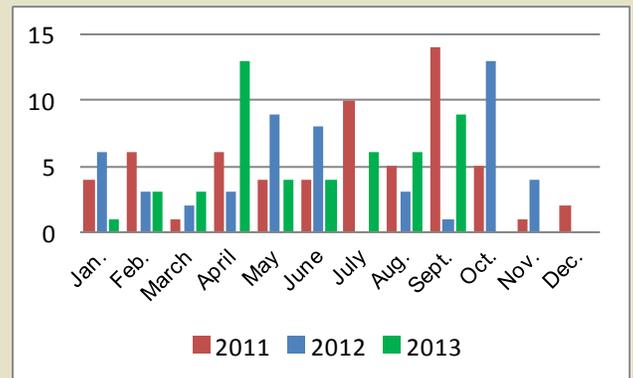
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH



TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr ↓ 9% YTD - 2 yr ↑ 23%

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

New Commercial:

YTD - 1 yr ↑ 35% YTD - 2 yr ↓ 15%

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

Total Permits:

YTD - 1 yr ↓ 22% YTD - 2 yr ↑ 2%

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