

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

OCTOBER 2013



Building a Better Community with You

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PEOPLE AND PLACES



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

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1101 Texas Avenue
PO Box 9960
College Station, TX 77842

979-764-3570
Fax: 979-764-3496
www.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 979-764-3858 or POC@cstx.gov.

Q: I'm interested in opening a bar in town, but not sure where it is permitted. There are several bars in Northgate but I would like to look at locations around the city. Can you provide me more information?

A: It is possible to locate a bar in other areas of the city. GC General Commercial and WPC Wolf Pen Creek zoning districts allow bars when approved with a Conditional Use Permit. A Conditional Use Permit application is submitted to Staff for review, presented to the Planning & Zoning Commission for recommendation and then final action is made by City Council. Property owners within 200 feet of the proposed location are notified by mail of the public hearing at the Planning & Zoning Commission and City Council meetings.

When a Conditional Use Permit is submitted to Staff and considered at the public hearing, it is reviewed using the following criteria, as outlined and described in Section 12-3.16 of the Unified Development Ordinance (UDO):
The proposed use shall:

1. Meet the Purpose and Intent of the UDO
2. Be Consistent with the Comprehensive Plan
3. Be Compatible with the Surrounding Area
4. Be Harmonious with the Character of the Surrounding Area
5. Minimize Infrastructure Impacts
6. Not negatively impact the Environment

These criteria should be taken into consideration when choosing a location for a potential bar, whether it is in an existing tenant space or building on a vacant lot. Given the nature of a bar, they are not typically compatible in areas that are primarily residential or in commercial spaces with limited parking.

In Northgate, bars are allowed in two zoning districts without a Conditional Use Permit; Core Northgate (NG-1) and Transitional Northgate (NG-2).

For more information on where a bar can locate in the City of College Station, please contact the Planner-On-Call.



BUILDING PERMIT TOTALS:

Month of October 2013						Month of October 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	29	29	86,811	62,324	\$5,250,560	28	28	\$4,324,811
Duplex	0	0	0	0	\$0	1	2	\$264,000
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	5	N/A	11,368	6,822	\$970,170	4	N/A	\$162,000
Residential Remodel	11	N/A	1,200	1,200	\$140,680	6	N/A	\$63,680
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$16,200	3	N/A	\$104,850
Residential Demolition	3	N/A	N/A	N/A	\$1,800	0	N/A	\$0
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	8	N/A	11,470	11,083	\$1,193,000	13	N/A	\$1,681,870
Commercial Remodel	8	N/A	8,115	4,487	\$770,000	5	N/A	\$552,000
Commercial Addition/Retaining Wall	1	N/A	950	916	\$139,000	1	N/A	\$1
Commercial Demolition	2	N/A	N/A	N/A	\$49,000	0	N/A	\$0
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	6	N/A	N/A	N/A	\$470,000	0	N/A	\$0
Sign	10	N/A	N/A	N/A	\$0	11	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	0	N/A	N/A	N/A	\$0	1	N/A	\$15,000
Roofing	9	N/A	N/A	N/A	\$50,305	4	N/A	\$26,693
TOTALS	95	29	119,914	86,832	\$9,050,715	77	30	\$7,194,905

January 1, 2013 - October 31, 2013						January 1, 2012 - October 31, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	457	457	1,213,523	932,616	\$75,628,825	496	496	\$69,331,542
Duplex	5	10	19,651	17,671	\$1,077,777	47	94	\$8,237,951
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	37	N/A	27,145	14,611	\$2,238,537	50	N/A	\$1,809,547
Residential Remodel	99	N/A	18,459	17,586	\$1,517,639	86	N/A	\$1,912,514
Residential Garage/Carport Addition	17	N/A	N/A	N/A	\$221,316	16	N/A	\$196,784
Residential Demolition	45	N/A	N/A	N/A	\$103,900	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	57	N/A	525,051	94,557	\$39,165,432	47	N/A	\$42,350,690
Commercial Remodel	84	N/A	237,771	222,872	\$12,153,866	62	N/A	\$14,563,232
Commercial Addition/Retaining Wall	7	N/A	4,950	4,916	\$920,378	11	N/A	\$393,759
Commercial Demolition	16	N/A	N/A	N/A	\$968,097	14	N/A	\$831,861
Commercial Slab Only	5	N/A	0	0	\$2,732,513	6	N/A	\$190,056
Swimming Pool	44	N/A	N/A	N/A	\$2,045,330	46	N/A	\$1,926,195
Sign	106	N/A	N/A	N/A	\$0	107	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	38	N/A	\$649,811
Roofing	114	N/A	N/A	N/A	\$888,548	182	N/A	\$1,471,211
TOTALS	1124	875	2,407,505	1,589,654	\$188,045,193	1376	831	\$191,673,254



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
OCTOBER	308	216	173	143	13	10	11	874
TOTAL	4143	2865	2056	1950	106	99	84	11303

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
OCTOBER	29	247	13	8	22	195	25	103	642
TOTAL	456	1088	63	69	134	2711	243	1153	5917

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		14-Nov-13	
13-900197	1600 University Dr. E	1600 University Dr. E	4.4	Rez	7-Nov-13		25-Nov-13	
13-900222	Gateway Sub. Ph. 3	180 Forest Dr.	.8	Rez	21-Nov-13		25-Nov-13	



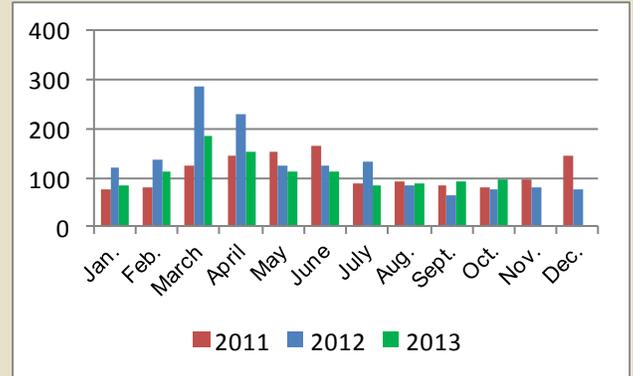


POPULATION: THE OCTOBER POPULATION ESTIMATE IS 99,840

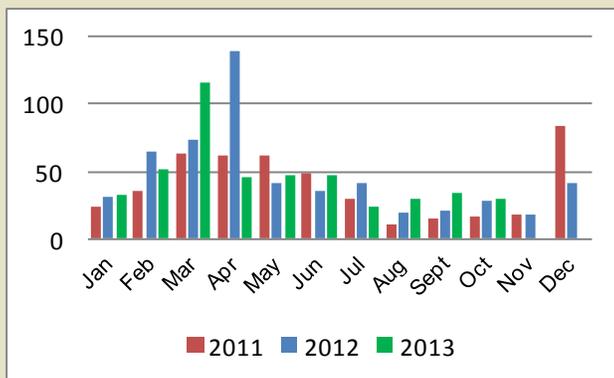
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	457	457	\$75,628,825
Duplex	5	10	\$1,077,777
Tri-Plex/Four-plex	0	0	\$0
Apartment	9	391	\$40,076,966
New Commercial	57	N/A	\$39,165,432
Commercial Remodel	84	N/A	\$12,153,866

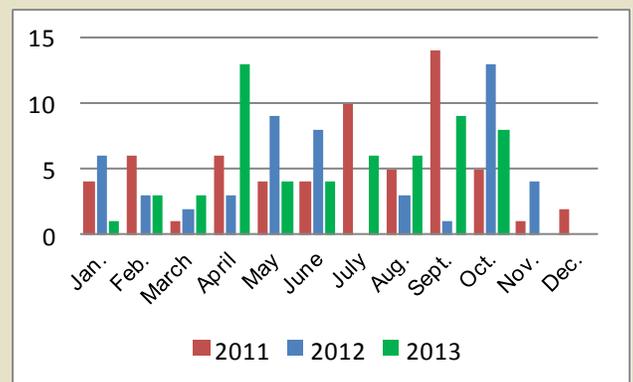
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



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 ↓ 8% YTD - 2 yr ↑ 26%

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

New Commercial:

YTD - 1 yr ↑ 15% YTD - 2 yr ↓ 8%

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

Total Permits:

YTD - 1 yr ↓ 20% YTD - 2 yr ↑ 3%

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



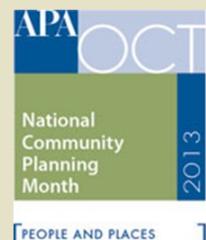
ANNUAL REVIEW OF THE UNIFIED DEVELOPMENT ORDINANCE

The Unified Development Ordinance (UDO) is one of the tools used to implement the City's Comprehensive Plan. The UDO regulates land use and the division and development of land in order to achieve the adopted goals and objectives of the Comprehensive Plan. Each year an annual review of the UDO is performed to provide an opportunity to look back at accomplishments of the preceding year and have an overview of upcoming efforts. The review is coupled with the annual review of the Comprehensive Plan and presented as public hearings at October meetings of the Planning & Zoning Commission and City Council.

An interactive report was created for the 2013 Annual Review which can be viewed at the Department's webpage: www.cstx.gov/devservices. As described on page 11 of the report, the following UDO ordinance amendments were adopted over the past year: Area V Parking for Southside neighborhood, Platting and Replatting in Older Residential Subdivisions, Airport Height Ordinance References, Micro-Industrial Uses, Block and Cul-de-Sac Lengths, One and Two-Family Zoning Districts, and Single-Family Parking. The ordinances and additional details can also be found on the Recent Ordinance Amendments webpage: <http://cstx.gov/index.aspx?page=3841>.

Here are some ordinance amendment efforts that are anticipated over the coming year:

- **New Urban and Growth Area Zoning Districts** – New zoning districts will be created to align with both the nomenclature and the character direction provided in the Comprehensive Plan;
- **Medical District Coding** – Form-based codes will be developed to provide framework for the village center/urban core area of the Medical District;
- **Single-Family Overlay** – Additional, more flexible single-family overlay preservation options will be sought to be added to the existing tools;
- **Wellborn Zoning Districts** – New zoning districts will be created to align with the goals and direction established in the Wellborn Community Plan;
- **Signage for Places of Worship** – Additional, more flexible signage options for Places of Worship located in residential and agricultural areas;
- **Walton Drive Commercial Overlay** – Creation of a zoning overlay to address parking and non-conformities for the commercial area at Walton Drive and Texas Avenue to increase the viability of the area while maintaining character as identified in the Eastgate Neighborhood Plan; and
- **Process Improvement Efforts** – Continue to implement the process and service improvements that were previously identified and delivered to City Council.





UPDATE ON NORTHGATE DEVELOPMENT

Development continues at a strong pace in the Northgate area. Several projects were recently completed and many more are either under construction or planned in the area. An update on various projects is provided below:

Recently Completed Projects

- Rise at Northgate, located at Church and University Drive, was completed in August. This student housing development also contains a CVS store on the first floor.
- The Stack, another student housing development located just north of the Rise at Northgate, was also completed in August. The ground floor of the Stack will be home to a new medical clinic.
- A portion of Church Avenue was reconstructed as part of the Rise at Northgate and The Stack projects. The reconstructed portion of Church Avenue included new paver sidewalks and several on-street parking spaces.
- Uptown Apartments, located in the 400 block of College Main, was completed in August.



Currently Under Construction

- Phase 1 of Northpoint Crossing (formally the Plaza) is under construction at the intersection of Texas Avenue and University Drive. The projected completion date for phase 1 is August of 2014.
- Northgate Proper Apartments, located at Tauber Street and Cherry Street, is currently under construction with an anticipated completion date of August 2014.
- U Centre, another student housing project located on university-owned property at South College and Cross Street, is also underway with plans to open next fall.

On the Horizon

- St. Mary's church recently received approval of a rezoning for part of their property in Northgate. This action sets the stage for a planned redevelopment of their property in the area.
- The City continues to work with the prospective buyer of the First Street property, located at Church Avenue and Wellborn Road. If all goes as planned, the City should close on the property later this year.

For more information regarding the development in the Northgate area, please contact Lance Simms at (979) 764-3570 or via email at lsimms@cstx.gov.



WHO'S BIKING AND WALKING IN COLLEGE STATION?

College Station residents continue to be among those who lead the state in the number of people that bike and walk to work according to the most recent United States Census Bureau's Journey to Work data (2012 American Community Survey). College Station ranks #2 in Texas behind Bryan for having the highest percentage of people that bike to work and ranks #2 in Texas behind Wichita Falls for the percentage of people that walk to work.

	College Station	Texas	United States
Biking	3.3%	.03%	.06%
Walking	5.2%	1.6%	2.8%

Want to join in? Below are some safety tips to get started if you want to bike or walk to get to work, to exercise or just for fun. To choose a route, check out our bike map online by going to cstx.gov/bikepedgreenways and clicking on the bike map icon to the right. It highlights bike facilities and trails near you.

Walking

- Wear bright/light colored clothing and reflective materials especially when walking at night.
- Always walk on the sidewalk; if there is no sidewalk, walk facing traffic.
- Cross streets at marked crosswalks or intersections, if possible. Don't assume vehicles will stop; make eye contact with drivers. Obey traffic signals such as WALK/DON'T WALK signs. And don't rely solely on pedestrian signals; look before you cross the road.

Biking

- Learn the rules of the road. Bicyclists have the same rights and responsibilities as motorists.
 - Obey all traffic laws. Bicyclists are required to come to a complete stop at stop signs and red signal lights.
 - Use hand signals when turning and stopping to tell motorists what you intend to do.
 - Respect pedestrians' rights. Pedestrians on sidewalks and in crosswalks have the right of way.
 - Never ride against traffic. Motorists and pedestrians are not looking for bicyclists riding against traffic on the wrong side of the road. Ride in the same direction as the flow of traffic even on sidewalks.
- If you are Texas A&M faculty, staff or a student, you can register your bicycle with Texas A&M Transportation Services for FREE. For more information, visit transport.tamu.edu.
- Wear a helmet. Helmets greatly reduce the risk of head injury and death.

If you would like more information about biking and walking in College Station, please visit our website at cstx.gov/bikepedgreenways or contact Venessa Garza, Greenways Program Manager at (979)764-3674 or by email vgarza@cstx.gov.

PLANNING & DEVELOPMENT SERVICES

COMPREHENSIVE PLAN ANNUAL REVIEW

The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure the goals and objectives of the City are implemented by acting as a long-range planning and policy structure for future growth 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.

ANNUAL REVIEW OF THE COMPREHENSIVE PLAN

Both the Unified Development Ordinance and the Comprehensive Plan call for an Annual Review of the Plan. The Annual Review is completed each year as a progress report to our citizens on the major initiatives over the past 12 months toward implementation of the Comprehensive Plan.

The report is an interactive format that links to more detailed information on the City's web pages, including the original plans, maps, and more detailed implementation status. The interactive report is available to the public on the Planning & Development Services home page or by using the following link: <http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=15385>.

The Annual Review of the Comprehensive Plan highlights some of the City's major initiatives this year. The following is a summary of the Annual Review document:

NEIGHBORHOOD, DISTRICT, & CORRIDOR PLANS

Our Neighborhood, District & Corridor Planning program produces plans that are intended to serve as action plans for specific areas that focus on the particular needs identified by those that live and own property in those areas. The City has adopted five neighborhood plans and under this program, all of which are currently in implementation.

- **Central College Station Neighborhood Plan** - located in the Southwood Valley / Edelweiss area. Adopted in 2010. This year, the City has completed a number of action items relating to neighborhood services and code enforcement in this area.
- **Eastgate Neighborhood Plan** – located just east of Texas A&M University. Adopted in 2011. This year, the City has completed sidewalks along University Drive and Lincoln Avenue, bike lanes in the area, and initiated work on a potential zoning overlay in the Walton Drive commercial area.
- **Southside Area Neighborhood Plan** – located just south of Texas A&M University. Adopted in 2012. This year, ordinances were adopted revising platting requirements and parking requirements in the area, the Dexter Drive sidewalk was extended, and a code enforcement education program was initiated.
- **Wellborn Community Plan** – located in South College Station along Wellborn Road. Adopted in 2013. This year, the street overlay was completed, work on the sewer line for the area has begun, and work began on creating several zoning districts that will be unique to the Wellborn area.
- **South Knoll Area Neighborhood Plan** – located in the South Knoll / Southwest Parkway area. Adopted in 2013. This year, a speed awareness program for area thoroughfares was initiated and the beginning of a code enforcement education program was initiated.

The City's first district plan developed under the Neighborhood, District, & Corridor planning program was adopted last fall.

- **Medical District Master Plan** - located in south College Station, in the Rock Prairie Road/State Highway 6 south area. Adopted in 2012. Implementation underway includes Rock Prairie Road bridge

sion, Lick Creek greenway trail under design, east-side roadway extension designs underway, Arnold Road and Normand Drive extensions complete, and the legislation approved for the creation of Municipal Management Districts in the area.

MASTER PLANS

The City has adopted a number of specific master plans as amendments to the City's Comprehensive Plan that are currently in the implementation phase.

- **Bicycle, Pedestrian and Greenways Master Plan** – Adopted in 2010. This year, the City has created more bike lanes and sidewalks, and several other sidewalks and trail projects are under design. In addition, several Adopt-A-Greenway programs have been added at several parks.
- **Water Master Plan** - Adopted in 2010. **Wastewater Master Plan** – Adopted in 2011. This year, several projects are underway, including the design of several wastewater and water line projects that help to create development opportunities, and the completion of several projects, including infrastructure in the BioCorridor area and a rehabilitation project in the South Knoll area.
- **Parks and Recreation Master Plan** - Adopted in 2011. In the past year, the City has completed the Wolf Pen Creek Festival site and completed renovations at Adamson Lagoon and Bachmann Park. Additionally there are several plans for trails and centers underway.

SPECIAL PROJECTS

There are also several special projects that the City has undertaken in the past several years toward implementation of the Comprehensive Plan.

- **Demographic Profile Report** – Created 2012. Based on the Census 2010 data that was recently released in its entirety, the report pulls information together in a way that is user friendly and easily accessed by our residents and business community.
- **BioCorridor Area PDD** – Adopted 2012. Progress on both public and private projects is included in the report.
- **Economic Development Master Plan** – Adopted 2013.
- **Community Development Master Plan** – Currently in development. The City has completed the existing conditions portion of the plan.
- **TMDL Implementation Plan** - Approved by the TCEQ and the EPA in 2012. This past year several initiatives were begun, including monitoring of water quality and e.coli levels.
- **Storm Water Master Plan** – Currently in development. The City has retained a consultant on the plan. Like our other master plans, this will help the City and the development community size City infrastructure needs to accommodate the growth anticipated and projected in the Comprehensive Plan.

WHAT'S NEXT?

In the upcoming year, the City will continue to move forward with implementation of adopted small area plans and master plans, and continue with the projects that are currently in development, such as the Community Development Master Plan.

The primary focus for this next year, however, is the Five-Year Comprehensive Plan Update. Similar to the Annual Review called for in the Comprehensive Plan, a Five-Year Update is also necessary. The scope of the Update includes an Evaluation and Appraisal Report, as outlined in the Comprehensive Plan. It is anticipated that the Update will be lead by a sub-committee of the Planning and Zoning Commission and will include opportunities for public involvement.





STAFF PROFILE: TERRY BORISKIE

TERRY BORISKIE is our Residential Plans Examiner and he began his career with the City of College Station in June of 2001. Terry is originally from Bryan, Texas, and graduated from Bryan High School in 1983. Although his extracurricular activities included riding bulls in their high school rodeo, it was apparently not his choice for a career. Instead, after graduation Terry hoped to pursue engineering like his father, but quickly began performing electrical, mechanical, and plumbing work gaining valuable experience that would later benefit him as a Building Inspector with the City. In 2001, Terry was employed by the State of Texas Corrections System in the Vocational Department performing security in the Construction Department. After a short time of traveling 75 miles each day back and forth, Terry began to search for other opportunities closer to home which eventually led to his career at the City.



Terry's first job with the City was as a Building Inspector inspecting electrical, mechanical and plumbing work throughout the City. He was promoted to his current position in 2004 reviewing all of the residential building plans for both single-family and duplex developments, but a good majority of his time is spent educating builders and contractors about the many building-related development codes, as well as assisting Inspectors in the field with code-related questions.

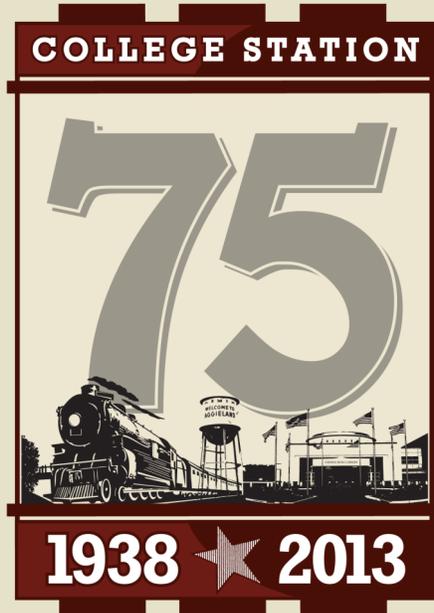
When not at work, Terry enjoys spending time with his family, with a big goal of visiting every Major League Baseball (MLB) Park in the United States and Canada. They've already checked off both Texas MLB parks in Houston and Arlington, both Chicago MLB parks, Wrigley Field and US Cellular, and the St. Louis Cardinals Busch Stadium in Missouri. While visiting the many MLB parks may occur from time-to-time while Terry is still employed at the City, the majority of those visits will hopefully occur during their retirement.

Terry enjoys the variety of the sometimes challenging projects he gets to review, as well as the diverse group of customers he gets to deal with daily, all with varying knowledge of our codes and regulations, providing him with many opportunities to assist in identifying solutions. Terry currently maintains his State of Texas Plumbing Inspectors License, as well as thirteen other plans examiner and inspector certifications through the International Code Council. Terry's main career goal is to continue to expand his knowledge of the many building and development codes and to hopefully one day pursue a Building Official position.

Terry's wealth of knowledge, hard work and teamwork demeanor have earned him prestigious P&DS Department awards including Dependability in 2002 and Employee of the Year in 2005.



*Have a Safe
and
Happy Thanksgiving!*



CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
1101 TEXAS AVENUE
COLLEGE STATION, TX 77842