

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

DECEMBER 2013



Building a Better Community with You

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CITY OF COLLEGE STATION PARTICIPATES IN NORTHGATE WONDERLAND EVENT

For the second consecutive year, Planning & Development Services and the Police Department participated in the annual Northgate Wonderland event, sponsored by the Northgate District Association. Participation in Northgate Wonderland involved adopting one of the many live oak trees along the Northgate promenade. A total of 18 trees were adopted by various businesses and organizations as part of Northgate Wonderland. Each tree was creatively decorated and remained lit throughout the holiday season.

The businesses and organizations that participated in Northgate the Wonderland event were also encouraged to participate in the Angel Tree program. Christmas Angels were made available by St. Mary's Church in Northgate, and the gifts provided through the program directly benefited the Early Childhood Intervention office of MH-MR and the St. Vincent de Paul outreach.



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BUILDING PERMIT TOTALS:

Month of December 2013						Month of December 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	87	87	199,362	157,327	\$12,507,889	41	41	\$6,921,439
Duplex	1	2	5,824	4,784	\$358,000	0	0	\$0
Tri-plex/Four-plex	1	4	0	0	\$6,000	0	0	\$0
Apartment	0	0	0	0	\$0	3	200	\$6,250,000
Residential Addition	10	N/A	0	0	\$251,032	2	N/A	\$83,500
Residential Remodel	5	N/A	5,591	4,808	\$50,000	1	N/A	\$54,000
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$10,000	0	N/A	\$0
Residential Demolition	6	N/A	N/A	N/A	\$13,400	7	N/A	\$25,600
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	1	N/A	5,000	1,250	\$165,377	0	N/A	\$0
Commercial Remodel	5	N/A	13,731	13,731	\$847,500	6	N/A	\$350,000
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	2	N/A	\$20,675
Commercial Demolition	1	N/A	N/A	N/A	\$2,000	0	N/A	\$0
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	1	N/A	N/A	N/A	\$48,000	3	N/A	\$93,000
Sign	5	N/A	N/A	N/A	\$0	9	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	\$2,200	0	N/A	\$0
Roofing	27	N/A	N/A	N/A	\$316,955	3	N/A	\$31,743
TOTALS	152	51	229,508	181,900	\$14,578,353	77	241	\$13,829,957

January 1, 2013 -December 31, 2013						January 1, 2012 -December 31, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	575	575	1,503,736	1,156,762	\$93,557,777	555	555	\$78,811,907
Duplex	6	12	25,475	22,455	\$1,435,777	47	94	\$8,237,951
Tri-plex/Four-plex	3	12	8,995	8,715	\$746,000	1	3	\$285,000
Apartment	10	420	339,330	261,766	\$40,923,427	11	447	\$49,321,650
Residential Addition	51	N/A	30,253	19,398	\$2,692,113	55	N/A	\$1,939,047
Residential Remodel	110	N/A	24,050	22,394	\$1,599,076	91	N/A	\$1,985,314
Residential Garage/Carport Addition	18	N/A	N/A	N/A	\$231,316	17	N/A	\$197,489
Residential Demolition	51	N/A	N/A	N/A	\$117,300	45	N/A	\$1,123,200
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	62	N/A	530,051	95,807	\$40,190,809	51	N/A	\$49,068,576
Commercial Remodel	95	N/A	254,966	240,067	\$13,877,566	75	N/A	\$15,870,032
Commercial Addition/Retaining Wall	9	N/A	4,950	4,916	\$961,378	15	N/A	\$846,434
Commercial Demolition	20	N/A	N/A	N/A	\$1,492,597	16	N/A	\$853,761
Commercial Slab Only	6	N/A	0	0	\$2,785,013	6	N/A	\$190,056
Swimming Pool	47	N/A	N/A	N/A	\$2,188,330	54	N/A	\$2,223,195
Sign	122	N/A	N/A	N/A	\$0	124	N/A	\$240
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	17	N/A	N/A	N/A	\$108,769	38	N/A	\$649,811
Roofing	155	N/A	N/A	N/A	\$1,552,141	203	N/A	\$1,574,954
TOTALS	1363	1019	2,757,241	1,866,790	\$212,658,889	1533	1099	\$217,216,128



BUILDING INSPECTIONS:

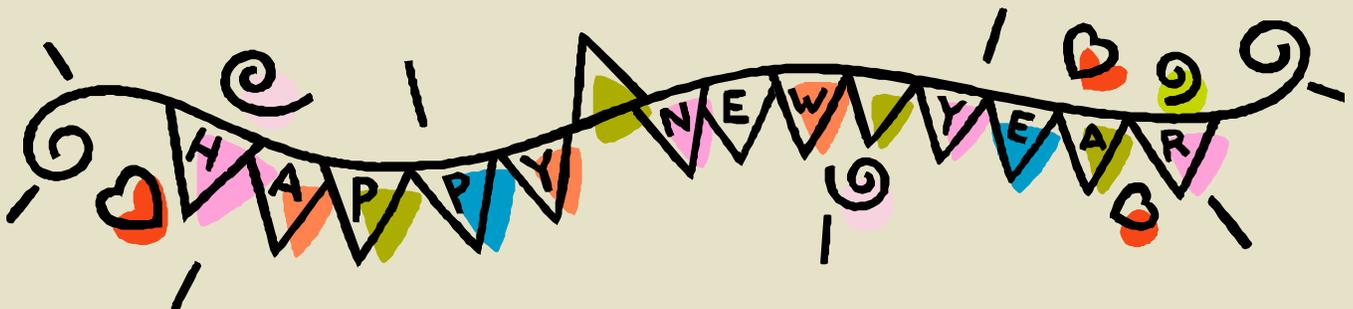
MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	350	251	167	123	14	11	4	920
FEBRUARY	338	256	204	154	2	8	5	967
MARCH	389	329	164	138	10	7	10	1047
APRIL	588	354	287	282	19	11	10	1551
MAY	561	313	242	238	27	14	6	1401
JUNE	420	335	219	237	6	12	7	1236
JULY	495	368	287	282	6	6	13	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
NOVEMBER	252	171	100	99	4	3	4	633
DECEMBER	281	222	134	112	8	4	10	771
TOTAL	4676	3258	2290	2161	118	106	98	12707

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
NOVEMBER	7	34	4	4	9	252	15	89	414
DECEMBER	15	16	8	11	7	106	28	42	233
TOTAL	478	1138	75	84	150	3069	286	1284	6564

REZONING SCOOP:

PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
13-900222	Gateway Sub. Ph. 3	180 Forest Dr.	.8	Rez	21-Nov-13	Approved	9-Jan-14	Approved
13-900246	Great Oaks	3200 Holleman Dr. S	294	Rez	2-Jan-14	Approved	23-Jan-14	
13-900241	The Barracks II	12470 Old Wellborn Rd.	84.9	Rez	6-Feb-14		27-Feb-14	
13-900278	Northpoint Crossing	410 Texas Ave.	11.3	Rez	6-Feb-14		27-Feb-14	



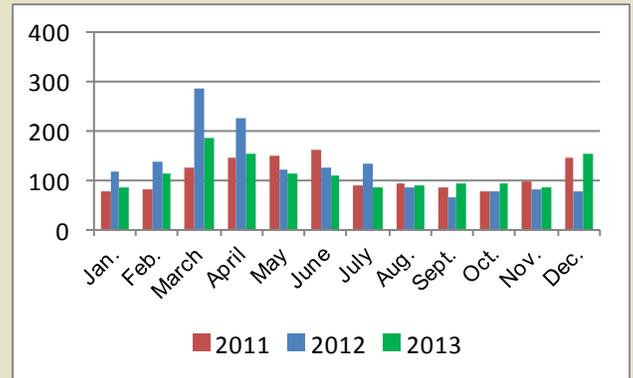


POPULATION: THE OCTOBER POPULATION ESTIMATE IS 99,840

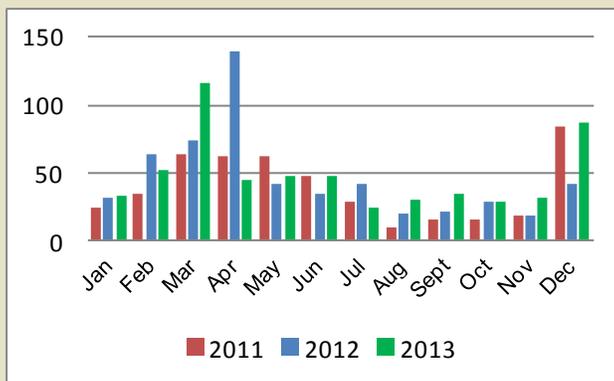
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	575	575	\$93,557,777
Duplex	6	12	\$1,435,777
Tri-Plex/Four-plex	3	12	\$746,000
Apartment	10	420	\$40,923,427
New Commercial	62	N/A	\$40,190,809
Commercial Remodel	95	N/A	\$13,877,566

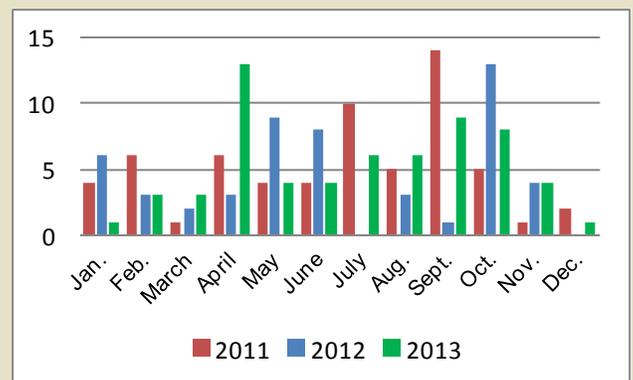
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



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 YTD - 2 yr
 ↑ 8% ↑ 23%

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

New Commercial:

YTD - 1 yr YTD - 2 yr
 ↑ 16% ↓ 5%

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

Total Permits:

YTD - 1 yr YTD - 2 yr
 ↓ 14% ↑ 2%

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



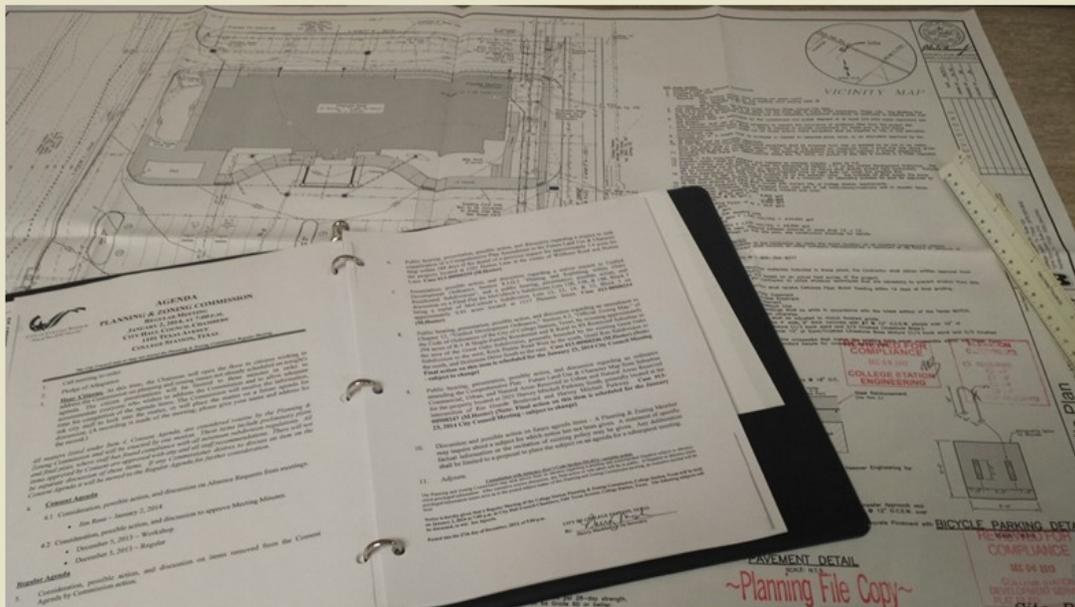
SHARING THE WORKLOAD

A New Year provides an opportunity to reflect on the previous year and its accomplishments. 2013 was a good year for development activity as over 200 applications were received for various projects. While staff is able to process many applications administratively, some requests require approval of a City board or commission. Consideration of these applications are made possible by the dedication of City Council and those appointed by them that volunteer their time on boards to make decisions on behalf of our community. In 2013, 23 regular City Council meetings, 22 regular Planning & Zoning Commission meetings, four Design Review Board meetings, and three Zoning Board of Adjustment meetings were held.

These meetings and other staff approvals throughout the year resulted in final action on the following requests:

- 3 Comprehensive Plan Amendments
- 10 Rezoning
- 11 Preliminary Plans
- 74 Final Plats and Development Plats
- 58 Site Plans
- 33 Architecture Reviews
- 16 Easement or ROW Abandonments
- 5 Private Improvements in Public ROW
- 2 PDD Concept Plan Amendments
- 5 Administrative Adjustments
- 5 Design Review Board requests
- 3 Variances

As we begin this new year, staff would like to express appreciation for the valuable service provided by our Council, Boards, and Commissions that help make College Station a growing, vibrant community!





BICYCLE SAFETY AND BIKE CLASSES

Join us for a safety course that gives cyclists the confidence they need to ride safely and legally in traffic or on the trail. In this short course, participants learn how to conduct bicycle safety checks, fix a flat, on-bike skills and crash avoidance techniques. The curriculum blends classroom instruction, parking lot practice, and on-road riding in traffic. A bicycle and helmet will be required for this course. Anyone over the age of 14 can participate.

Classes are being offered this spring for \$10 at the Texas A&M University's Transit Building, located at 444 Agronomy Road. The first class of the season will be **FREE**.

Class Dates to choose from include:

Saturdays from 9 am to 12 pm

March 22nd (FREE)

April 12th

May 3rd

Monday from 6 pm to 9 pm

April 7th

For more information or to sign up, go to www.cstx.gov/bikepedgreenways and click on Bicycling Essentials Course. Feel free to contact Venessa Garza at 979-764-3674 or vgarza@cstx.gov with any questions you might have.





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: What are the single-family parking requirements? I've heard they changed.

A: Detached single-family homes are required to provide one parking space for each bedroom in the dwelling unit, with a minimum of two and no more than four spaces required. If the home has a garage, those spaces may count towards the total provided. If there is not a garage, all the parking would be provided on the property in the front, side or back yard.

In September 2013, City Council adopted an ordinance that limit how much of the front yard can be paved for parking. Up to 50% of the front yard, measured from the public right-of-way to the front plane of the primary structure, is allowed to be paved for a driveway and parking. Parking may be provided on the side and back yard without limitation. When parking is provided behind the home it must be screened with a six-foot fence, wall or solid hedge wall. Similar standards apply to "Area V", described in the Southside Area Neighborhood Plan. The front yard is measured from the public right-of-way to the front setback. Again, up to 50% of the front yard can be utilized for parking. To accommodate a vehicle and maneuvering, all parking spaces must be no less than 9 feet wide by 20 feet deep.

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



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