



POPULATION: THE AUGUST POPULATION ESTIMATE IS 101,648

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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 live in a home located near Kyle Field and am thinking of renting out my spare bedrooms during game weekends. Is this allowed?

A: This use of the property would be considered a Bed & Breakfast, which is an approved Home Occupation according to the Unified Development Ordinance Section 6.5.C.2.

A Bed & Breakfast is allowed in a residential zoning district as an accessory to the single-family home. However, to be permitted, no more than four unrelated individuals are allowed to occupy the property overnight including the owner. The owner must occupy the home with shared/common bathrooms, the property must maintain a residential appearance, and no cooking facilities are permitted in individual rooms. Also, a Bed & Breakfast would need to be set up as a business to have a tax id number to pay hotel/motel occupancy taxes.

If the owner does not occupy the home, the use of the property would be considered a hotel, which is not allowed in single-family residential zoning districts.

For additional information regarding Bed & Breakfasts or other Home Occupations, please contact the Planner-on-Call.

Volume 17 Issue 5

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Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr 29% ↑ YTD - 2 yr 13%

Year-to-date, single-family home permits experienced an increase in quantity when compared to last year at this time, August 2013, and increased when compared with two years ago, August 2012.

New Commercial:

↑ YTD - 1 yr 22% ↑ YTD - 2 yr 58%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, August 2013, and increased when compared with two years ago, August 2012.

Total Permits:

↑ YTD - 1 yr 12% ↓ YTD - 2 yr -17%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, August 2013, and experienced a decrease when compared with two years ago, August 2012.



BUILDING PERMIT TOTALS:

Month of August 2014						Month of August 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	49	49	131,784	95,514	\$7,738,196	30	30	\$5,871,076
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	1	4	9,499	7,486	\$440,100	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	3	N/A	238	236	\$28,500	3	N/A	\$100,800
Residential Remodel	4	N/A	2,696	2,696	\$62,122	8	N/A	\$109,289
Residential Garage/Carport Addition	1	N/A	N/A	N/A	\$3,000	2	N/A	\$7,000
Residential Demolition	0	N/A	N/A	N/A	\$0	1	N/A	\$1,200
Residential Slab Only-SF	1	N/A	N/A	N/A	\$7,100	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	4	N/A	13,500	13,500	\$2,967,500	6	N/A	\$705,000
Commercial Remodel	7	N/A	11,400	11,357	\$240,000	11	N/A	\$684,276
Commercial Addition/Retaining Wall	2	N/A	0	0	\$179,965	3	N/A	\$81,378
Commercial Demolition	0	N/A	N/A	N/A	\$0	1	N/A	\$20,000
Commercial Slab Only	2	N/A	0	0	\$202,000	0	N/A	\$0
Swimming Pool	5	N/A	N/A	N/A	\$265,000	5	N/A	\$205,840
Sign	21	N/A	N/A	N/A	\$0	13	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	3	N/A	N/A	N/A	\$103,400	2	N/A	\$5,400
Roofing	5	N/A	N/A	N/A	\$27,500	4	N/A	\$23,000
TOTALS	108	53	169,117	130,789	\$12,264,383	89	30	\$7,814,259

January 1, 2014 - August 31, 2014						January 1, 2013 - August 31, 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	509	509	1,353,458	1,043,011	\$86,779,350	394	394	\$63,129,775
Duplex	4	8	13,728	12,705	\$1,013,586	5	10	\$1,077,777
Tri-plex/Four-plex	1	4	9,499	7,486	\$440,100	0	0	\$0
Apartment	28	140	967,385	800,987	\$69,448,555	8	390	\$38,576,966
Residential Addition	32	N/A	23,222	12,823	\$1,620,607	27	N/A	\$1,174,267
Residential Remodel	95	N/A	32,182	24,830	\$1,624,485	76	N/A	\$1,157,626
Residential Garage/Carport Addition	12	N/A	N/A	N/A	\$201,625	11	N/A	\$184,260
Residential Demolition	22	N/A	N/A	N/A	\$89,300	41	N/A	\$100,100
Residential Slab Only-SF	1	N/A	N/A	N/A	\$7,100	3	N/A	\$59,500
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	3	N/A	N/A	N/A	\$102,872	1	N/A	\$40,000
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	3	N/A	49,728	49,728	\$13,838,226	2	N/A	\$8,100,000
New Commercial	49	N/A	182,788	167,843	\$31,906,211	40	N/A	\$33,387,712
Commercial Remodel	71	N/A	146,980	107,255	\$9,236,234	71	N/A	\$11,295,463
Commercial Addition/Retaining Wall	7	N/A	0	0	\$372,158	5	N/A	\$781,378
Commercial Demolition	8	N/A	N/A	N/A	\$477,000	13	N/A	\$910,097
Commercial Slab Only	10	N/A	0	0	\$2,786,092	5	N/A	\$2,732,513
Swimming Pool	43	N/A	N/A	N/A	\$1,971,972	34	N/A	\$1,421,930
Sign	93	N/A	N/A	N/A	\$0	86	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	18	N/A	N/A	N/A	\$541,950	15	N/A	\$96,969
Roofing	32	N/A	N/A	N/A	\$828,502	98	N/A	\$800,043
TOTALS	1041	661	2,778,970	2,226,668	\$223,285,925	935	794	\$165,026,376



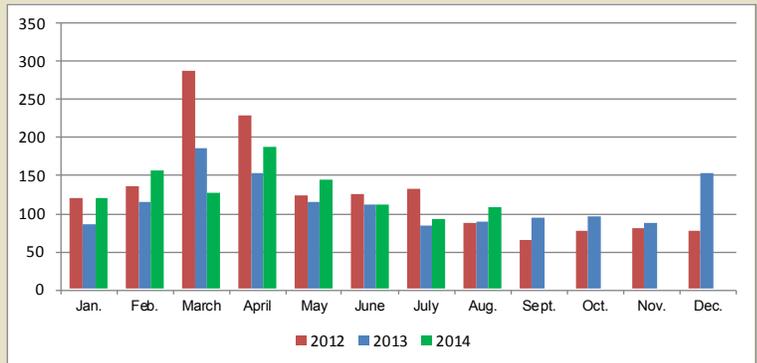
BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	361	264	189	100	15	5	7	941
FEBRUARY	301	232	218	116	11	12	6	896
MARCH	464	322	262	186	13	6	6	1,259
APRIL	602	338	273	235	29	9	11	1,497
MAY	483	331	337	208	14	7	17	1,397
JUNE	565	379	307	265	13	16	17	1,562
JULY	644	386	325	323	23	4	13	1,718
AUGUST	438	277	224	198	18	14	8	1,177
TOTAL	3,858	2,529	2,135	1,631	136	73	85	10,447

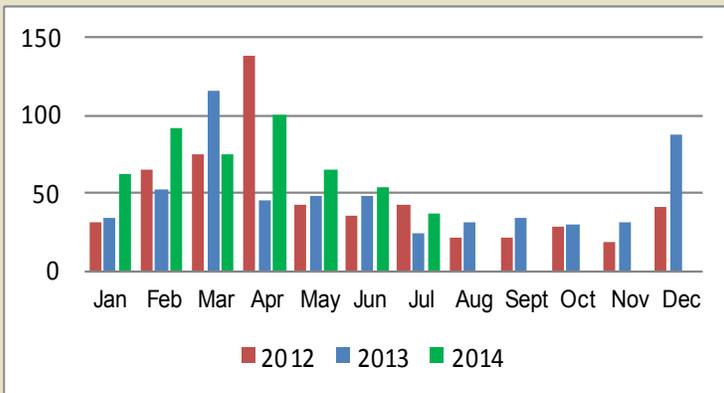
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	510	510	\$86,779,350
Duplex	4	8	\$1,013,586
Tri-Plex/Four-plex	1	4	\$440,100
Apartment	28	140	\$69,448,555
New Commercial	49	N/A	\$31,906,211
Commercial Remodel	71	N/A	\$9,236,234

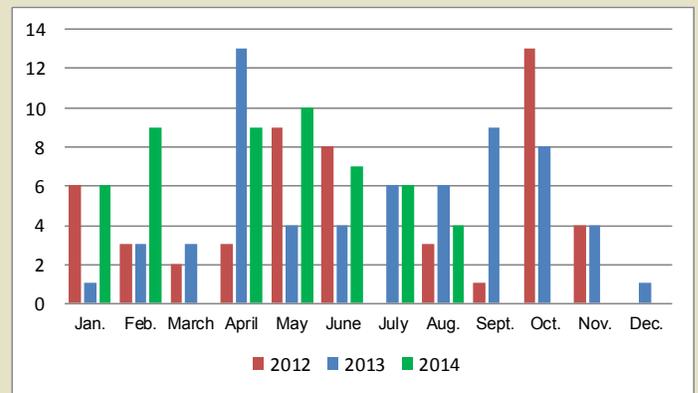
TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH

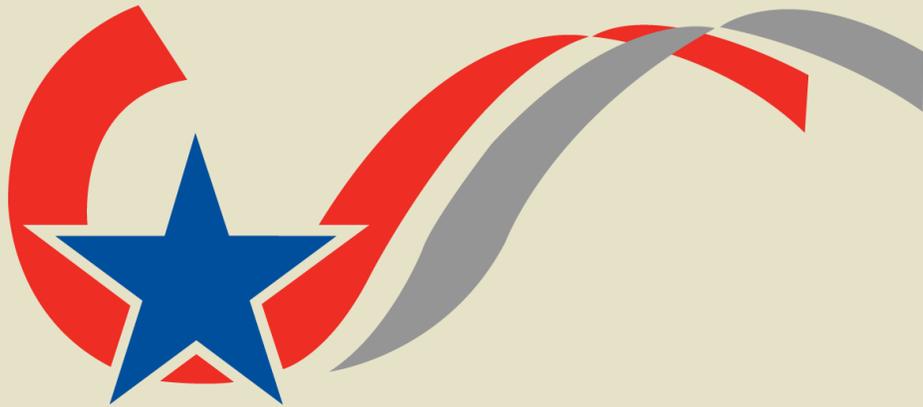


NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH





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