

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

SEPTEMBER 2014



Building a Better Community with You

POPULATION: THE SEPTEMBER POPULATION ESTIMATE IS 101,736

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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: What are the requirements to construct a home in the City of College Station's Extra Territorial Jurisdiction (ETJ)?

A: There is no zoning in the ETJ and the land use is not regulated. For new construction or development in the ETJ, platting is required and lots must be at least one acre. There are exemptions from platting if the property is more than 10 acres, where each part has access to a public street and no public improvement (water, sewer and streets) is being dedicated. If more than one single-family home will be built on the property, a Development Plat would be required, even if the property is not being subdivided.

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

Volume 19 Issue 5

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Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr 30% ↑ YTD - 2 yr 25%

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

New Commercial:

↑ YTD - 1 yr 16% ↑ YTD - 2 yr 68%

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

Total Permits:

↑ YTD - 1 yr 10% ↓ YTD - 2 yr -8%

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



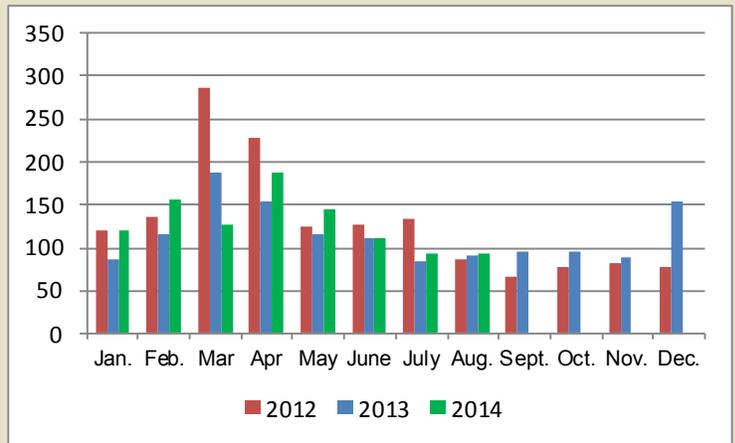
BUILDING INSPECTIONS:

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
SEPTEMBER	454	269	172	181	14	14	6	1,110
TOTAL	3,230	2,168	1,758	1,291	109	69	70	8,662

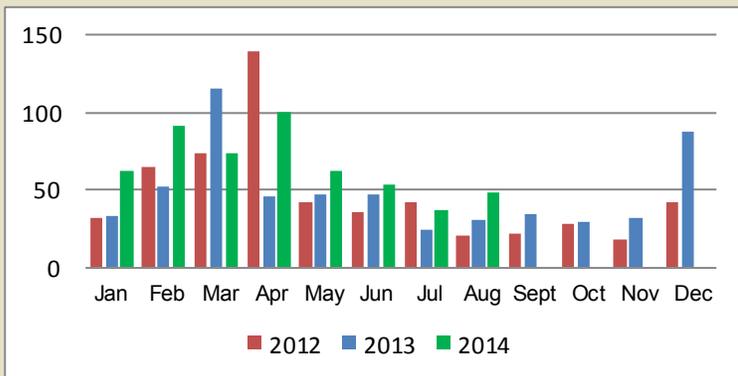
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	557	557	\$97,381,296
Duplex	5	10	\$1,311,078
Tri-Plex/Four-plex	1	4	\$440,100
Apartment	28	140	\$69,448,555
New Commercial	54	N/A	\$32,096,911
Commercial Remodel	73	N/A	\$10,241,234

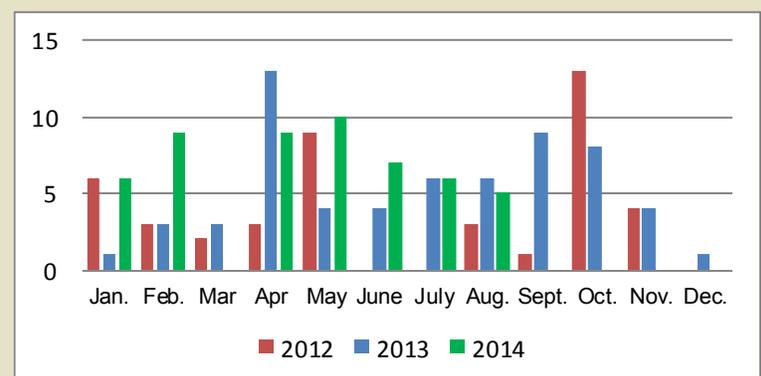
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





Month of September 2014						Month of September 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	48	48	158,709	121,477	\$10,602,946	34	34	\$7,248,490
Duplex	1	2	3,814	3,441	\$297,492	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	1	18	\$1,500,000
Residential Addition	4	N/A	8,800	3,129	\$290,000	5	N/A	\$94,100
Residential Remodel	4	N/A	3,096	2,231	\$203,010	12	N/A	\$219,333
Residential Garage/Carport Addition	7	N/A	N/A	N/A	\$142,500	3	N/A	\$20,856
Residential Demolition	3	N/A	N/A	N/A	\$7,000	1	N/A	\$2,000
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	5	N/A	96	964	\$190,700	9	N/A	\$4,584,720
Commercial Remodel	2	N/A	1,782	1,782	\$1,005,000	5	N/A	\$88,403
Commercial Addition/Retaining Wall	2	N/A	0	0	\$83,000	1	N/A	\$0
Commercial Demolition	0	N/A	N/A	N/A	\$0	1	N/A	\$9,000
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	2	N/A	N/A	N/A	\$90,000	4	N/A	\$153,400
Sign	9	N/A	N/A	N/A	\$0	10	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	\$9,600
Roofing	4	N/A	N/A	N/A	\$28,527	7	N/A	\$38,200
TOTALS	91	50	176,297	133,024	\$12,940,175	94	52	\$13,968,102

January 1, 2014 - September 30, 2014						January 1, 2013 - September 30, 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	557	557	0	0	\$97,381,296	428	428	\$70,378,265
Duplex	5	10	0	0	\$1,311,078	5	10	\$1,077,777
Tri-plex/Four-plex	1	4	0	0	\$440,100	0	0	\$0
Apartment	28	0	0	0	\$69,448,555	9	408	\$40,076,966
Residential Addition	36	N/A	0	0	\$1,910,607	32	N/A	\$1,268,367
Residential Remodel	99	N/A	0	0	\$1,828,495	88	N/A	\$1,376,959
Residential Garage/Carport Addition	19	N/A	N/A	N/A	\$344,125	14	N/A	\$205,116
Residential Demolition	25	N/A	N/A	N/A	\$96,300	42	N/A	\$102,100
Residential Slab Only-SF	1	N/A	N/A	N/A	\$7,100	3	N/A	\$59,500
Residential Slab Only-DPLX	3	N/A	N/A	N/A	\$102,872	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	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	0	0	\$13,838,226	2	N/A	\$8,100,000
New Commercial	57	N/A	0	0	\$32,096,911	49	N/A	\$37,972,432
Commercial Remodel	73	N/A	0	0	\$10,241,234	76	N/A	\$11,383,866
Commercial Addition/Retaining Wall	9	N/A	0	0	\$455,158	6	N/A	\$781,378
Commercial Demolition	8	N/A	N/A	N/A	\$477,000	14	N/A	\$919,097
Commercial Slab Only	10	N/A	0	0	\$2,786,092	5	N/A	\$2,732,513
Swimming Pool	45	N/A	N/A	N/A	\$2,061,972	38	N/A	\$1,575,330
Sign	102	N/A	N/A	N/A	\$0	96	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	16	N/A	\$106,569
Roofing	36	N/A	N/A	N/A	\$857,029	105	N/A	\$838,243
TOTALS	1135	571	0	0	\$236,226,100	1029	846	\$178,994,478

Effort Underway to Revise Non-Residential Architectural Standards

One item on the Planning & Zoning Commission's current Plan of Work is to review the non-residential architectural standards for necessary revisions and update. Over the summer, staff presented workshop items to the Commission to summarize the existing standards and develop an approach to evaluate and revise them. At the October 2nd meeting, the Commission held a series of public hearing workshops with various stakeholder groups to solicit input on the nature of the current requirements and changes that are needed to them.

At the meeting, staff presented the following as an initial list of items to receive consideration:

- Simplify the ordinance by moving site, landscape, and other non-building architecture requirements to the applicable UDO section;
- Simplify the building plot thresholds, perhaps to be based on building plot acreage instead of cumulative building square feet;
- Simplify the architectural relief requirement and add architectural features to the list of qualifying elements;
- Reconsider the types of metal allowed and the maximum percentage allowable;
- Remove or reduce requirements related to pad sites and building plots;
- Remove prohibition of neon, metallic, and fluorescent colors, which would be accent colors;
- Simplify the allowable percentage of accent colors;
- Consider changing bike rack requirement to be based on use and building size;
- Revise 10-foot sidewalk requirement along façades facing a right-of-way to perhaps apply only to uses of a certain size that have higher pedestrian traffic;
- Revise tree well requirement for façades facing a right-of-way to perhaps façades of a certain length with landscaping located within proximity to them;
- Remove requirement that berms are needed for parking screening along the right-of-way;
- Evaluate if additional waiver options need to be added.

Public input is still being sought for items to be considered and ideas on how the current ordinance can be revised. Please provide feedback to Jason Schubert, Principal Planner, at jschubert@cstx.gov.

The Planning & Zoning Commission will provide direction to staff regarding the final scope of the revisions at their November 20th workshop. Staff will then draft the revised language, which is anticipated to be available for public comment in January. After addressing public comments, the revisions will be finalized as a proposed ordinance amendment and forwarded to the Planning & Zoning Commission and City Council for public hearing and consideration.



Tamper Resistant Receptacles

Tamper-resistant receptacles are designed to prevent the insertion of any small object such as a paper clip, into one side of the receptacle. Both blades of an attachment plug must be inserted simultaneously to open the protective shield and allow connection to electricity. The code requires that all 125-volt, and 15-, and 20-ampere receptacles installed in areas mentioned in the National Electrical Code must be listed as tamper-resistant. These provisions primarily intend to reduce the number of electrical shock injuries to children.

The code requires general-purpose receptacle outlets in all living areas of the dwelling until, including bathrooms, laundry areas, hallways, and foyers. In addition, this section prescribes the locations for receptacle outlets in basements, garages, outdoors at the front and back of the dwelling, and at all decks, porches, and balconies accessible from the dwelling unit.

New to the 2012 edition of the International Residential Code, at least one receptacle outlet is now required in any accessory building supplied with power. All receptacles installed in these locations are required to be listed as tamper-resistant. Previously, there was no exception to this rule, and even receptacles installed out of reach of children, such as those for garage door operators, were required to be tamper resistant.

New exceptions recognize that receptacle outlets located in areas that are not accessible to small children do not need to be tamper-resistant. Receptacles located more than 5 ½ feet above the floor do not count as contributing to the required receptacle locations and generally are not required to be installed. When they are installed above the prescribed height they are out of reach for small children. This first exception commonly applies to receptacle outlets for garage door openers, but may also apply to receptacles for clocks, mantels, or wall-mounted home electronics. The second exception clarifies that the code does not intend to require tamper resistance for receptacles that are part of listed appliances or luminaires, and these receptacles typically are not accessible to children. Exception 3 allows receptacles that are not tamper-resistant to be located behind such appliances as refrigerators and freezers because these locations also are not accessible to children.

Please contact the City of College Station Building Division at 979.764.3570 with any questions.

Chris Haver C.B.O.
Building Official



Comprehensive Plan Five-Year Check-Up

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. In September, the City Council approved the Comprehensive Plan Five-Year Evaluation and Appraisal Report to serve as a “check-up” on the Comprehensive Plan. City staff and a sub-committee of the City Council and Planning & Zoning Commission worked to identify both successes and shortcomings of the Plan, consider changed conditions, and recommend appropriate modifications to the Plan. The sub-committee included Mayor Nancy Berry, Councilwoman Blanche Brick, Councilwoman Julie Schultz, P&Z Chairman Bo Miles, P&Z Commissioner Jane Kee, and P&Z Commissioner Jodi Warner. Public outreach included an on-line survey, a public open house meeting, and a public review of the draft Report. The Report includes approximately 65 recommended modifications. While most of the recommendations are minor, several larger initiatives will come from the implementation of the Report, including the following:

- Thoroughfare Plan Update
- Land Use & Community Character Map Update
- Harvey Mitchell District Small Area Plan
- Annexation Sub-Committee
- Non-Residential Architectural Standards Review
- Updated Population Assumptions and Projections

Please visit www.cstx.gov/CompPlan to review the Comprehensive Plan Five-Year Evaluation and Appraisal Report.



Looking for a way to help Improve College Station? Adopt a Greenway!

Almost everyone has heard of the successful Adopt-A-Highway program. Roadway signs across the country mark sections that are maintained faithfully by local community organizations and clubs. The program started in Texas in the early 1980s and now has a presence in such faraway places as Japan and New Zealand.

The City of College Station took that popular concept and developed the Adopt-A-Greenway program, which encourages volunteers from area neighborhoods, churches, businesses and other groups to help maintain the city’s greenway system. Keep Brazos Beautiful provides the supplies. All that’s required is a two-year commitment to remove trash from a designated greenway at least twice a year. Volunteers will be recognized on the city’s website and on signs along their adopted greenway.

So... what are Greenways?

Greenways are protected open spaces that follow natural features such as creeks and rivers. Some greenways link neighborhoods and parks through trails, and others are located along utility or road corridors. Most of College Station’s greenways can be found along Wolf Pen Creek, Bee Creek, Lick Creek, Spring Creek, Carters Creek and their tributaries.

Greenways not only help protect wildlife and plant habitats, they also improve air and water quality by relieving traffic congestion and reducing pollution with trails for biking and walking. In addition, greenways help protect floodplains that in turn help minimize costly flood damage to developed areas. The environmental benefits are obvious, but greenways also encourage residents to live healthier lifestyles through nature-based recreation and exercise. By protecting and maintaining our greenways, we make College Station a safer, cleaner and healthier place to live.

To learn more about the Adopt-A-Greenway Program and get involved, please visit cstx.gov/adoptagreenway or contact Venessa Garza at 979.764.3674 or vgarza@cstx.gov.