

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

OCTOBER 2014



Building a Better Community with You

POPULATION: THE OCTOBER POPULATION ESTIMATE IS 102,056

Inside this issue:

PLANNER-ON-CALL FREQUENTLY ASKED QUESTION	1
TRACKING THE NUMBERS	1
BUILDING INSPECTIONS	2
BUILDING PERMIT CHARTS	2
BUILDING PERMIT TOTALS	3

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: The holidays are coming up soon and I want to sell Christmas trees. I'm working on obtaining permission from property owners along Texas Avenue or University Drive to set up along a highly traveled street. Do I need a permit?

A: In order to establish a place of business on a temporary basis, an Itinerant Vendor (I-Vendor) permit must be obtained. With the permission of the property owner, a business can operate at one (1) location under this permit. Temporary sales are permitted only where the zoning district allows this type of use. Retail sales are generally allowed in commercial zoning districts, which, in this case, can be found along Texas Avenue and University Drive. A zoning map is available on the City website, www.cstx.gov/GIS.

An I-Vendor permit allows a business to operate for up to 21 days per year, with the exception of Christmas tree sales. Christmas tree sales are exempted from the I-Vendor permit location requirement of five percent (5%) or sixteen (16) spaces and are exempted from the time requirement of three (3) consecutive days or twenty-one (21) cumulative days. Christmas tree sales may be made during the Christmas holiday season, November 15 through December 24.

For more information on Itinerant Vendor permits or Christmas tree sales, please contact the Planner-On-Call.

Volume 15 Issue 10

PO Box 9960
1101 Texas Avenue
College Station, TX 77842

979-764-3570
Fax: 979-764-3496
www.cstx.gov

Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr 29% ↑ YTD - 2 yr 19%

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

New Commercial:

↑ YTD - 1 yr 4% ↑ YTD - 2yr 32%

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

Total Permits:

↑ YTD - 1 yr 10% ↓ YTD - 2yr -9%

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



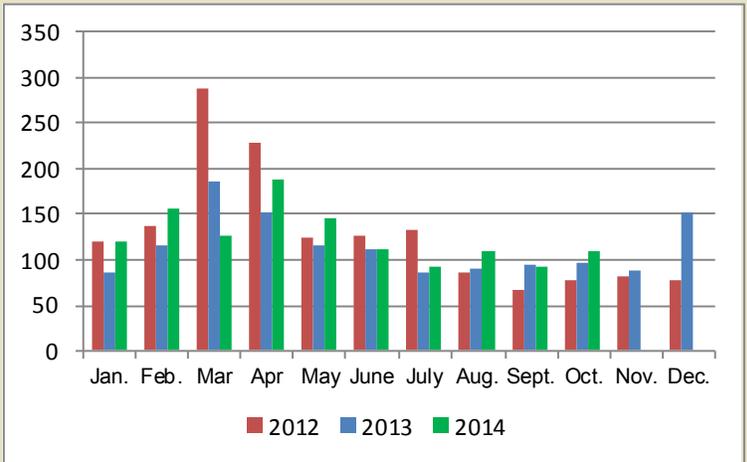
BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	415	264	136	100	15	5	7	941
FEBRUARY	358	232	161	116	11	12	6	896
MARCH	520	322	205	187	13	10	6	1,263
APRIL	602	336	273	235	29	9	11	1,497
MAY	549	331	274	208	14	9	17	1,401
JUNE	566	380	307	266	13	16	17	1,563
JULY	642	384	325	323	23	4	13	1,718
AUGUST	437	277	224	199	18	20	8	1,183
SEPTEMBER	456	269	172	181	14	16	6	1,112
OCTOBER	506	284	201	197	41	7	15	1,251
TOTAL	5,050	3,084	2,271	2,009	191	108	106	12,825

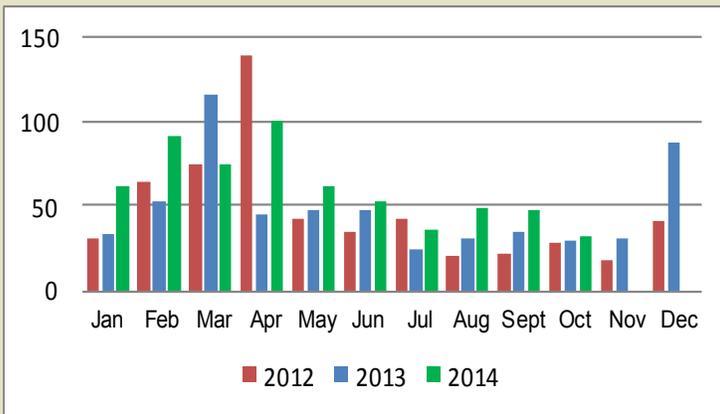
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	589	589	\$104,170,973
Duplex	5	10	\$1,311,078
Tri-Plex/Four-plex	1	4	\$440,100
Apartment	28	140	\$69,448,555
New Commercial	59	N/A	\$33,478,911
Commercial Remodel	76	N/A	\$10,427,734

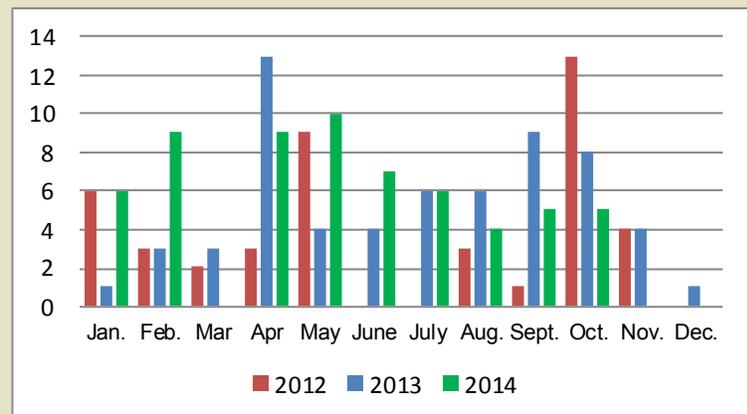
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





Month of October 2014						Month of October 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	32	32	105,286	80,802	\$6,788,677	29	29	\$5,250,560
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	4	N/A	2,187	1,445	\$156,200	5	N/A	\$970,170
Residential Remodel	4	N/A	6,102	4,650	\$110,910	11	N/A	\$140,680
Residential Garage/Carport Addition	0	N/A	0	N/A	\$0	3	N/A	\$16,200
Residential Demolition	4	N/A	N/A	N/A	\$19,000	3	N/A	\$1,800
Residential Slab Only-SF	25	N/A	N/A	N/A	\$301,758	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.	2	N/A	N/A	N/A	\$236,200	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	0	0	\$0	0	N/A	\$0
New Commercial	5	N/A	1,242	1,242	\$1,382,000	8	N/A	\$1,193,000
Commercial Remodel	3	N/A	1,750	1,750	\$186,500	8	N/A	\$770,000
Commercial Addition/Retaining Wall	1	N/A	0	0	\$115,000	1	N/A	\$139,000
Commercial Demolition	1	N/A	N/A	N/A	\$3,000	2	N/A	\$49,000
Commercial Slab Only	2	N/A	0	0	\$166,000	0	N/A	\$0
Swimming Pool	6	N/A	N/A	N/A	\$216,781	6	N/A	\$470,000
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	2	N/A	N/A	N/A	\$31,192	0	N/A	\$0
Roofing	8	N/A	N/A	N/A	\$36,400	9	N/A	\$50,305
TOTALS	108	32	116,567	89,889	\$9,749,618	95	29	\$9,050,715

January 1, 2014 - October 31, 2014						January 1, 2013 - October 31, 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	589	589	1,617,453	1,245,290	\$104,170,973	457	457	\$75,628,825
Duplex	5	10	17,542	16,146	\$1,311,078	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	9	408	\$40,076,966
Residential Addition	40	N/A	34,209	17,397	\$2,066,807	37	N/A	\$2,238,537
Residential Remodel	103	N/A	41,380	31,711	\$1,938,405	99	N/A	\$1,517,639
Residential Garage/Carport Addition	19	N/A	N/A	N/A	\$344,125	17	N/A	\$221,316
Residential Demolition	29	N/A	N/A	N/A	\$115,300	45	N/A	\$103,900
Residential Slab Only-SF	26	N/A	N/A	N/A	\$308,858	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	0	N/A	N/A	N/A	\$0	1	N/A	\$40,000
Residential Slab Only-Apt.	5	N/A	N/A	N/A	\$339,072	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	59	N/A	184,994	170,049	\$33,478,911	57	N/A	\$39,165,432
Commercial Remodel	76	N/A	150,512	110,787	\$10,427,734	84	N/A	\$12,153,866
Commercial Addition/Retaining Wall	10	N/A	0	0	\$570,158	7	N/A	\$920,378
Commercial Demolition	9	N/A	N/A	N/A	\$480,000	16	N/A	\$968,097
Commercial Slab Only	12	N/A	0	0	\$2,952,092	5	N/A	\$2,732,513
Swimming Pool	51	N/A	N/A	N/A	\$2,278,753	44	N/A	\$2,045,330
Sign	111	N/A	N/A	N/A	\$0	106	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	20	N/A	N/A	N/A	\$573,142	16	N/A	\$106,569
Roofing	44	N/A	N/A	N/A	\$893,429	114	N/A	\$888,548
TOTALS	1240	743	3,072,702	2,449,581	\$245,975,718	1124	875	\$188,045,193