

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

DECEMBER 2014



Building a Better Community with You

POPULATION: THE DECEMBER POPULATION ESTIMATE IS 102,117

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Year in Review

As the New Year has begun, it provides an opportunity to reflect on 2014 and its accomplishments. It was a busy year again with over 250 zoning or development applications received for various projects. While staff processes and approves many applications administratively, some requests need approval from a City board or commission. Consideration of these applications are made possible by the dedication of City Council and the citizens appointed by them that volunteer their time to serve on boards and make decisions on behalf of our community.

In 2014, 22 regular City Council meetings, 21 regular Planning & Zoning Commission meetings, seven Zoning Board of Adjustment meetings, eight Bicycle, Pedestrian, and Greenways Advisory Board Meetings and six Design Review Board meetings were held. These meetings, and other staff approvals throughout the year, resulted in final action on the following requests:

- 4 Comprehensive Plan Amendments
- 23 Rezoning
- 3 Conditional Use Permits
- 16 Preliminary Plans
- 47 Final Plats and Development Plats
- 48 Site Plans
- 38 Architecture Reviews
- 1 PDD Concept Plan Amendment
- 52 Administrative Adjustments
- 6 Design Review Board requests
- 10 Variances

As we are at the start of another year, staff would like to recognize the valuable service provided by our Council, boards, and commissions that help College Station continue to be a growing, vibrant community.

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Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1yr 31% ↑ YTD - 2yr 36%

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

New Commercial:

↑ YTD - 1yr 6% ↑ YTD - 2yr 29%

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

Total Permits:

↑ YTD - 1yr 10% ↓ YTD - 2yr -2%

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



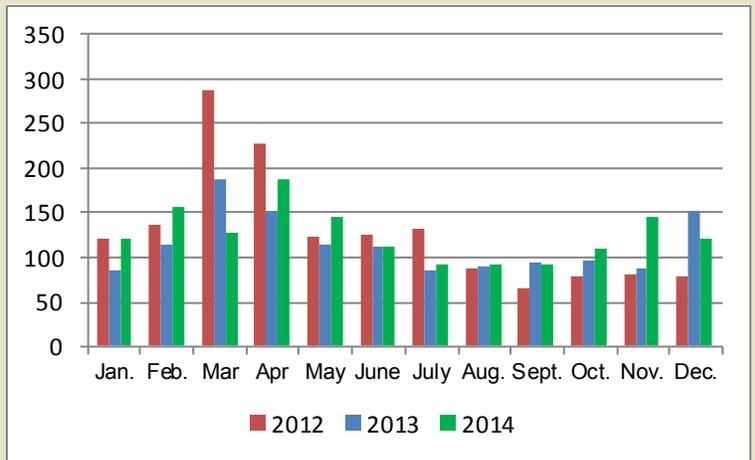
BUILDING INSPECTIONS:

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
NOVEMBER	313	214	145	132	9	19	4	839
DECEMBER	449	273	184	166	30	2	6	1,110
TOTAL	5,812	3,571	2,600	2,307	230	129	116	14,774

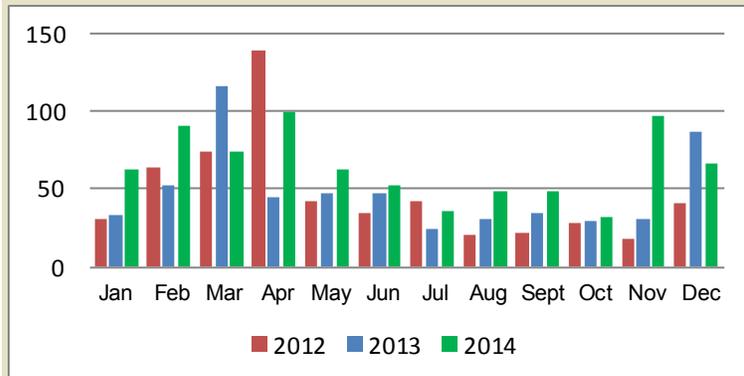
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	753	753	\$129,120,857
Duplex	11	22	\$2,809,150
Tri-Plex/Four-plex	1	4	\$440,100
Apartment	29	145	\$70,297,676
New Commercial	66	N/A	\$36,557,911
Commercial Remodel	82	N/A	\$10,864,914

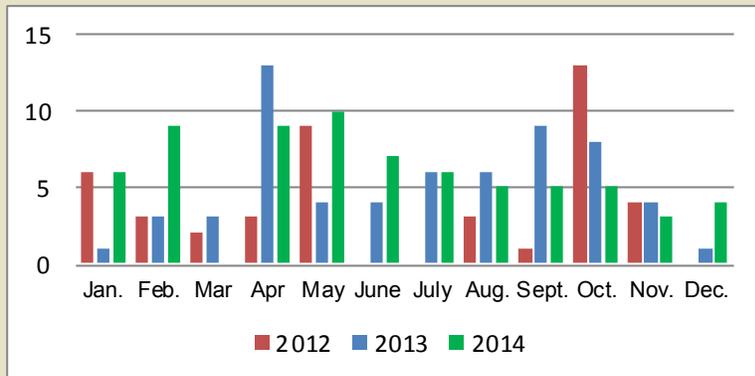
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





Building Permits

Month of December 2014						Month of December 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	67	67	155,199	128,134	\$10,396,341	87	87	\$12,507,889
Duplex	3	6	11,640	10,389	\$759,756	1	2	\$358,000
Tri-plex/Four-plex	0	0	0	0	\$0	1	4	\$6,000
Apartment	1	5	12,085	11,998	\$849,121	0	0	\$0
Residential Addition	0	N/A	0	0	\$0	10	N/A	\$251,032
Residential Remodel	5	N/A	420	420	\$121,013	5	N/A	\$50,000
Residential Garage/Carport Addition	0	N/A	0	N/A	\$0	1	N/A	\$10,000
Residential Demolition	14	N/A	N/A	N/A	\$33,700	6	N/A	\$13,400
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	4	N/A	12,907	12,907	\$2,404,000	1	N/A	\$165,377
Commercial Remodel	2	N/A	64,950	10,400	\$45,000	5	N/A	\$847,500
Commercial Addition/Retaining Wall	1	N/A	0	0	\$127,998	0	N/A	\$0
Commercial Demolition	0	N/A	N/A	N/A	\$0	1	N/A	\$2,000
Commercial Slab Only	2	N/A	0	0	\$1,275,000	0	N/A	\$0
Swimming Pool	4	N/A	N/A	N/A	\$193,000	1	N/A	\$48,000
Sign	7	N/A	N/A	N/A	\$0	5	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	\$4,000	1	N/A	\$2,200
Roofing	10	N/A	N/A	N/A	\$227,500	27	N/A	\$316,955
TOTALS	121	78	257,201	174,248	\$16,436,429	152	93	\$14,578,353

January 1, 2014 - December 31, 2014						January 1, 2013 - December 31, 2013		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	753	753	1,980,032	1,548,959	\$129,120,857	575	575	\$93,557,777
Duplex	11	22	41,242	37,161	\$2,809,150	6	12	\$1,435,777
Tri-plex/Four-plex	1	4	9,499	7,846	\$440,100	3	12	\$746,000
Apartment	29	145	979,470	812,985	\$70,297,676	10	420	\$40,923,427
Residential Addition	42	N/A	38,636	20,913	\$2,249,807	51	N/A	\$2,692,113
Residential Remodel	116	N/A	41,800	32,231	\$2,125,430	110	N/A	\$1,599,076
Residential Garage/Carport Addition	23	N/A	N/A	N/A	\$361,862	18	N/A	\$231,316
Residential Demolition	48	N/A	N/A	N/A	\$171,000	51	N/A	\$117,300
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	5	N/A	N/A	N/A	\$339,072	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	66	N/A	211,231	196,286	\$36,557,911	62	N/A	\$40,190,809
Commercial Remodel	82	N/A	268,638	157,363	\$10,864,914	95	N/A	\$13,877,566
Commercial Addition/Retaining Wall	12	N/A	0	0	\$709,944	9	N/A	\$961,378
Commercial Demolition	11	N/A	N/A	N/A	\$735,000	20	N/A	\$1,492,597
Commercial Slab Only	14	N/A	0	0	\$4,227,092	6	N/A	\$2,785,013
Swimming Pool	57	N/A	N/A	N/A	\$2,553,753	47	N/A	\$2,188,330
Sign	128	N/A	N/A	N/A	\$0	122	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	22	N/A	N/A	N/A	\$637,142	17	N/A	\$108,769
Roofing	56	N/A	N/A	N/A	\$1,131,929	155	N/A	\$1,552,141
TOTALS	1505	924	3,620,276	2,863,472	\$279,479,723	1363	1019	\$212,658,889

Implementation of the Comprehensive Plan through the Creation and Consolidation of Zoning Districts – NEW Multi-Family and Mixed-Use Zoning Districts

The Comprehensive Plan was adopted in 2009 and acts as a guide to ensure that the vision for College Station is realized through the future growth and development 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.

The Comprehensive Plan identifies 15 unique Future Land Use and Character designations and calls for the creation of zoning districts that align with the objectives of the Plan as one means of implementation. Zoning and its associated development criteria help to ensure that the form, character, and quality of development reflect the City's planning objectives. The intent of the new districts is to both align with the updated Comprehensive Plan and to simplify the nomenclature.

Phased Approach

The new zoning districts were developed and adopted in phases over the past couple of years, with our non-residential districts being adopted in fall 2012 and our one- and two-family residential districts being adopted in fall 2013.

On December 18th, 2014, City Council adopted new multi-family and mixed-use zoning districts. Staff worked with a sub-committee of the Planning and Zoning Commission to develop the concepts and language for the proposed "MF Multi-Family" and "MU Mixed-Use" districts based on direction in the Comprehensive Plan and input from stakeholder groups. The City's existing multi-family districts, "R-4 Multi-Family" and "R-6 High Density Multi-Family," have been "retired" with this amendment. Retired districts remain active for those properties with the zoning designations, but may not be requested to be applied to other properties in the future. The districts created and retired through this process include:

New Zoning Districts - Proposed

"MF Multi-Family"

"MU Mixed-Use"

Retired Zoning Districts - Proposed

"R-4 Multi-Family"

"R-6 High-Density Multi-Family"



Opportunities for Input

Staff engaged stakeholders in two separate meetings – one on December 13, 2013 and a second one on January 31, 2014. The purpose of the meetings was to discuss concepts related to the creation of the new zoning districts based on direction in the Comprehensive Plan. Information gathered during the stakeholder meetings was reviewed by the Planning & Zoning Commission Sub-committee and was used in the creation of the ordinance language. Once specific ordinance language was developed, stakeholders were again asked to provide comments. The draft zoning district language was also placed online for a two-week public review period.

For more information on the New Zoning districts, contact Jennifer Prochazka at jprochazka@cstx.gov or 979-764-3826



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 want to install a carport at my home to protect my car from weather damage. After doing some preliminary measuring, it doesn't look like it would meet the setbacks for GS General Suburban; the carport is in the setback about 6 feet. Do carports have to be out of the setback? If so, can I get an exception?

A: Residential carports, including those of a temporary nature, are accessory structures. Carports must have a rear setback of 20 feet. A street side setback of 20 feet also applies if a carport gains access from the side street. All other setbacks, front and side, must follow the GS General Suburban Dimensional Standards, front 25 feet, side 7.5 feet, and side-street 15 feet.

There are two possible variance processes to setbacks, depending on the degree of the request. The Planning Administrator has the authority to grant an Administrative Adjustment up to 10 percent to Residential Dimensional Standards such as a setback. To approve an adjustment, the administrator must find that the adjustment will ensure the same general level of land use compatibility, will not adversely affect adjacent land uses or the character of uses in the vicinity, and is consistent with the purpose and intent of the UDO. If the adjustment is more than 10 percent, the Zoning Board of Adjustment (ZBA) can hear variance requests. The applicant must prove to the Board there is a special condition with the land, granting the variance is necessary for the enjoyment of the property, the hardship is not the result of the applicant's own action, and the variance is not detrimental to public health, safety and welfare.

If the carport can be installed meeting the setback requirements, without a variance, a Building Permit would be necessary before installation. A Building Permit can be obtained at the P&DS office through the Building Division.

For additional information regarding accessory structures or other standards, please contact the Planner-on-Call.

FUTURE BUILDING CODE ADOPTIONS

The City of College Station Building Division will be reviewing the 2015 International Codes and 2014 National Electrical Code (NEC) for adoption later this year. The family of International Codes consists of the following:

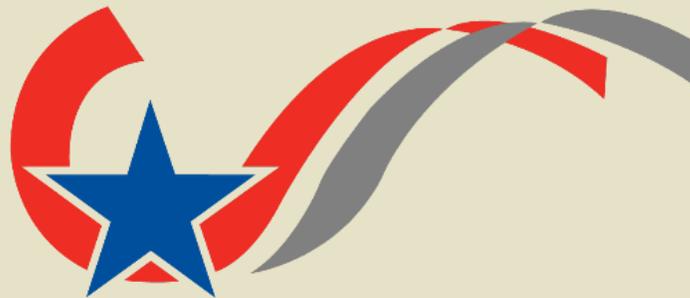
- International Building Code
- International Residential Code
- International Fire Code
- International Mechanical Code
- International Plumbing Code
- International Fuel Gas Code
- International Energy Conservation Code
- International Property Maintenance Code



The City of College Station is currently under the 2012 edition of the International Codes and the 2011 National Electrical Code (NEC). The NEC is published by the National Fire Protection Association. The International Code Council and National Fire Protection Association issue updated codes every three years. The code modifications help clarify intent, recognize new construction methods and materials, and improve the minimum requirements designed to safeguard the public health, safety, and general welfare.

The code adoption process is a lengthy one, involving reviewing/considering the proposed code editions, and present each proposed code and code amendments to the Construction Board for their consideration prior to the codes being presented to City Council for adoption. The code adoption is projected to occur in late 2015.

For more information on the New Codes, Contact Ben McCarty at bmccarty@cstx.gov or at 979.764.3574



CITY OF COLLEGE STATION