

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

APRIL 2015



Building a Better Community with You

POPULATION: THE APRIL POPULATION ESTIMATE IS 102,532

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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 want to sell off a portion of my property that is within one of the older areas of the City, what are my platting requirements?

A: In Section 12-8.3.H.2, the UDO outlines all the criteria for Platting and Replatting within Older Residential Subdivisions.

If the subject property is currently zoned or developed for a single-family detached use; part of a lot or building plot that was located within the City limits on or prior to July 15, 1970; and designated as Neighborhood Conservation in the Comprehensive Plan Future Land Use and Character Map, the following criteria must be met during the platting process:

- Meet or exceed the average lot width, including the subject lot(s);
- Contain at least 8,500 square-feet per lot; and
- Meet contextual setbacks

To seek relief from these requirements, the applicant would need to request waivers to the Subdivision Regulations before the Zoning Board of Adjustments.

For additional information regarding Platting and Replatting within Older Residential Subdivisions or other standards, please contact the Planner-on-Call.



CITY OF COLLEGE STATION
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BUILDING PERMIT TOTALS:

<i>Month of April 2015</i>						<i>Month of April 2014</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	3	0	488	0	\$17,500.00	5		\$60,300.00
ADDITION	4	3	5,118	2758	\$296,000.00	11		\$675,985.00
COMMERCIAL NEW	2		7,353	7220	\$987,777.00	9		\$4,232,764.00
DEMOLITION	4	0	7,353	0	\$30,000.00	6	4	\$58,400.00
MULTI-FAMILY	2	135	188,790	99210	\$13,030,000.00	27	302	\$19,816,972.00
OTHER STRUCTURES	1	0	0	0	\$2,500.00	0		
POOL	9	0	0	0	\$538,000.00	3		\$101,700.00
REMODEL / RENOVATION	13	6	108,340	107845	\$1,259,104.00	22		\$5,056,859.00
REROOF	8	0	0	0	\$91,900.00	6		\$467,917.00
RESIDENTIAL	60	60	198,837	126738	\$11,209,770.00	86	86	\$13,048,983.00
SIGN	12	0	677	0	\$0.00	13		\$0.00
SLAB ONLY	2	0	0	0	\$51,900.00	4		\$2,084,878.00
TOTALS	120	204	516,956	343,771	\$27,514,451.00	192	392	\$45,604,758.00

<i>January 01, 2015 - April 30, 2015</i>						<i>January 01, 2014 - April 30, 2014</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	4	0	708	0	\$37,500.00	9		\$176,550.00
ADDITION	24	3	28,990	7,659	\$836,215.00	25		\$1,003,932.00
COMMERCIAL NEW	21		145,616	90,144	\$19,534,277.00	25	88	\$12,163,311.00
DEMOLITION	36	15	37,628	0	\$277,700.00	21	16	\$138,200.00
MULTI-FAMILY	12	161	272,131	147,540	\$18,311,026.00	43	403	\$23,050,421.00
OTHER STRUCTURES	1	0	0	0	\$2,500.00	0		
POOL	24	0	5,381	0	\$1,501,325.00	18		\$908,842.00
REMODEL / RENOVATION	51	6	342,495	215,091	\$6,498,724.00	72	15	\$7,883,168.00
REROOF	21	0	0	0	\$168,080.00	17		\$685,617.00
RESIDENTIAL	375	378	1,031,652	784,727	\$66,273,934.00	314	320	\$49,959,096.00
SIGN	55	0	4,574	0	\$80.00	72		\$0.00
SLAB ONLY	58	0	146,352	0	\$716,318.00	8		\$2,558,664.00
TOTALS	682	563	2,015,527	1,245,161	\$114,157,679.00	624	842	\$98,527,801.00

Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr ↑ YTD - 2 yr
 17% 48%

Year-to-date, single-family home permits experienced an increase in quantity when compared to last year at this time, April 2014, and increased when compared with two years ago, April 2013.

New Commercial:

↓ YTD - 1 yr ↑ YTD - 2 yr
 - 16% 5%

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, April 2014, and increased when compared with two years ago, April 2013.

Total Permits:

↑ YTD - 1 yr ↑ YTD - 2 yr
 9% 20%

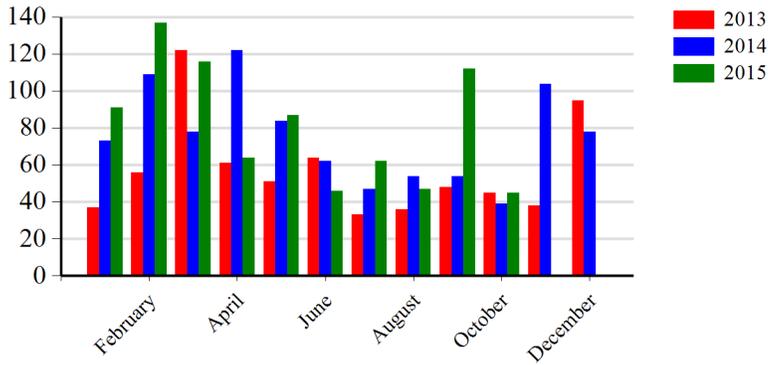
Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, April 2014, and increased when compared with two years ago, April 2013.



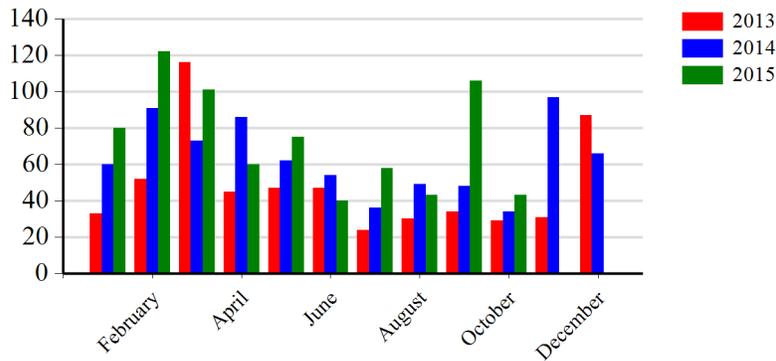
**PERMITS BY TYPE
YEAR TO DATE**

Type of Permit	Permit	Unit	Amount
COMMERCIAL NEW	21		\$19,534,277.00
MULTI-FAMILY	12	161	\$18,311,026.00
REMODEL / RENOVATION	26	4	\$5,929,689.00
RESIDENTIAL	257	265	\$51,425,898.00

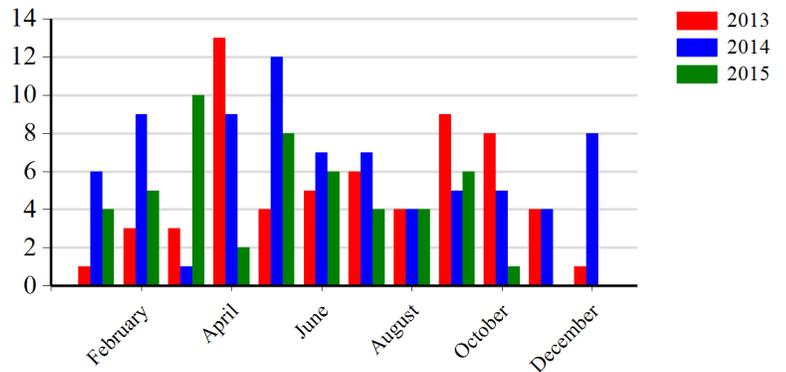
**TOTAL PERMITS
3 YEAR - COMPARSION BY MONTH**



**NEW SINGLE FAMILY PERMITS
3 YEAR - COMPARSION BY MONTH**



**NEW COMMERCIAL PERMITS
3 YEAR - COMPARSION BY MONTH**





BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	371	261	163	126	35	2	8	966
FEBRUARY	477	293	240	191	5	4	8	1,223
MARCH	593	403	231	170	7	0	8	1,412
APRIL	495	302	272	238	33	20	14	1,374
TOTAL	1,936	1,259	906	725	118	26	38	4,908



With the new TRAKiT software our residential permit types have been combined, the table below provides additional details to show the Residential Subtypes.

Residential Permit	No. of Permits Issued	Valuation
Single-Family (Detached)	51	\$9,942,346
Townhomes	8	\$997,242
Duplex	0	\$0

