

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

OCTOBER 2015



Building a Better Community with You

POPULATION: THE OCTOBER POPULATION ESTIMATE IS 105,195

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PLANNER-ON-CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 2,000 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 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's 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 Itinerant Vendor permit location requirement of five (5) percent 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.





BUILDING PERMIT TOTALS:

<i>Month of October 2015</i>						<i>Month of October 2014</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	2	0	557	0	\$11,000.00	3		\$38,660.00
ADDITION	6	1	4,955	699	\$203,000.00	4		\$156,200.00
COMMERCIAL NEW	1	0	7,359	0	\$100,000.00	5		\$1,382,000.00
DEMOLITION	7	3	0	0	\$0.00	5	5	\$22,000.00
POOL	3	0	0	0	\$125,000.00	6		\$216,781.00
REMODEL / RENOVATION	29	1	134,740	35266	\$413,314.00	7		\$297,410.00
REROOF	1	0	0	0	\$7,000.00	9		\$52,750.00
RESIDENTIAL	44	57	120,043	93919	\$7,323,738.00	34	34	\$7,201,015.00
SIGN	24	0	0	0	\$1,000.00	13		\$0.00
SLAB ONLY	8	0	16,653	0	\$200,865.40	29		\$703,958.00
TOTALS	125	62	284,307	129,884	\$8,384,917.40	115	39	\$10,070,774.00

<i>January 01, 2015 - October 31, 2015</i>						<i>January 01, 2014 - October 31, 2014</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	23	0	4,201	0	\$202,590.00	22		\$605,610.00
ADDITION	59	13	99,931	34,059	\$3,947,020.00	62	6	\$3,976,632.00
COMMERCIAL NEW	49	89	346,411	206,979	\$40,750,025.00	65	88	\$47,467,137.00
DEMOLITION	85	82	37,628	0	\$277,700.00	40	28	\$811,400.00
MULTI-FAMILY	12	172	272,131	147,540	\$18,311,026.00	58	812	\$70,842,346.00
OTHER STRUCTURES	6	0	0	0	\$293,389.00	0		
POOL	56	0	17,381	0	\$3,896,402.00	52		\$2,308,753.00
REMODEL / RENOVATION	272	52	979,348	493,230	\$15,060,720.62	155	15	\$13,194,139.00
REROOF	84	0	0	0	\$506,446.99	45		\$903,879.00
RESIDENTIAL	745	769	2,060,190	1,597,450	\$135,324,212.24	599	609	\$106,889,575.00
RESIDENTIAL ACCESSORY	1	0	1,100	0	\$30,000.00	0		
SIGN	154	0	4,766	0	\$1,080.00	184		\$0.00
SLAB ONLY	183	0	520,003	0	\$4,143,882.67	43		\$3,600,022.00
TOTALS	1729	1177	4,343,090	2,479,258	\$222,744,494.52	1325	1,558	\$250,599,493.00

Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr ↑ YTD - 2 yr
 23% 59%

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

New Commercial:

↓ YTD - 1 yr ↓ YTD - 2 yr
 - 25% - 13%

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

Total Permits:

↑ YTD - 1 yr ↑ YTD - 2 yr
 30% 42%

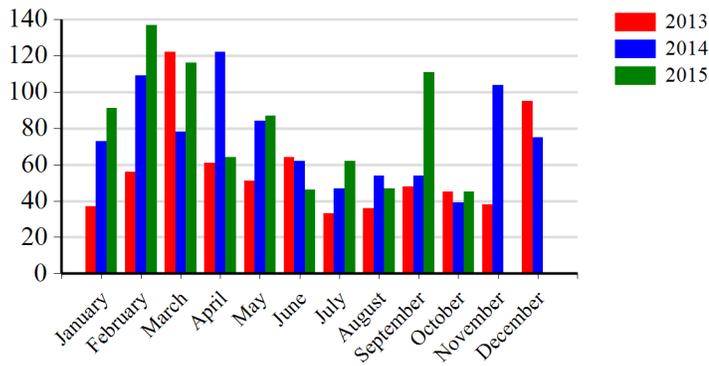
Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, October 2014, and increased when compared with two years ago, October 2013.



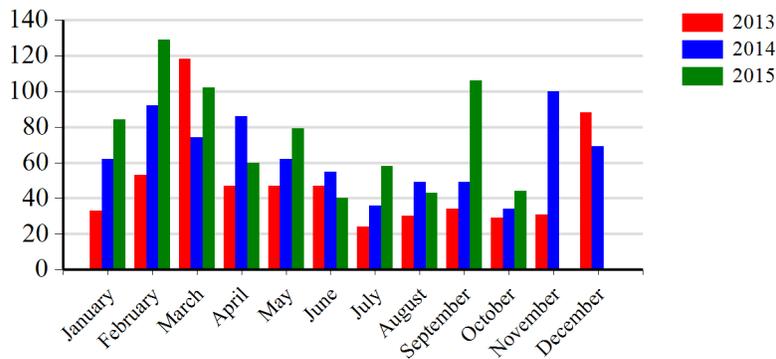
**PERMITS BY TYPE
YEAR TO DATE**

Type of Permit	Permit	Unit	Amount
COMMERCIAL NEW	49	89	\$40,750,025.00
MULTI-FAMILY	12	172	\$18,311,026.00
REMODEL / RENOVATION	272	52	\$15,060,720.62
RESIDENTIAL	745	769	\$135,324,212.24

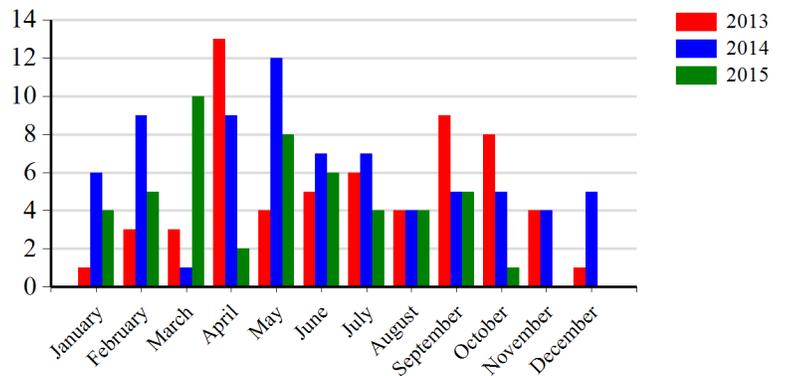
**TOTAL PERMITS
3 YEAR - COMPARIION BY MONTH**



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



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





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)	39	\$6,613,696
Townhomes	4	\$800,000
Duplex	1	\$216,084



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
MAY	525	350	285	253	44	1	10	1,468
JUNE	651	377	422	307	81	16	21	1,875
JULY	652	486	456	324	0	22	21	1,961
AUGUST	550	320	303	232	0	23	18	1,446
SEPTEMBER	441	344	249	207	41	26	9	1,317
OCTOBER	469	338	209	183	44	27	4	1,274
TOTAL	5,224	3,474	2,836	2,231	328	468	102	14,143