

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

JANUARY 2016



Building a Better Community with You

POPULATION: THE JANUARY POPULATION ESTIMATE IS 106,541

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Planning & Development Services

2015 - Year in Review

The New Year provides an opportunity to pause and reflect on the accomplishments of 2015. It was another busy year in terms of development activity with approximately 270 development-related applications received for various projects. While some of these applications were reviewed and approved administratively, many required review and approval of the City Council or an appointed Board or Commission. A summary of the various applications is provided below:

- 11 Comprehensive Plan Amendments
- 42 Rezonings
- 4 Conditional Use permits
- 27 Preliminary Plans
- 52 Final Plats
- 45 Site Plans
- 50 Architectural Reviews
- 35 Administrative Adjustments
- 2 Design Review Board Requests
- 2 Zoning Board of Adjustment Requests

Staff also reviewed, approved, and inspected construction valued at over \$284 million in 2015. Additionally, 870 residential lots were platted within the City Limits in 2015 (606 lots were platted in 2014 and 442 lots were platted in 2013), an increase of 43% and 97% respectively.

Lastly, we set a record for single-family building permits in 2015 for the second consecutive year! We issued 753 permits in 2014 and 863 permits in 2015, an increase of 14.6%.



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PO Box 9960
1101 Texas Avenue
College Station, TX 77842

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





BUILDING PERMIT TOTALS

<i>Month of January 2016</i>						<i>Month of January 2015</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	1	1	462	444	\$10,000.00	0		
ADDITION	8	7	6,799	6116	\$470,040.00	9		\$198,096.00
COMMERCIAL ACCESSORY	1	0	0	0	\$10,800.00	0		
COMMERCIAL NEW	4	0	253,204	12699	\$6,245,000.00	4		\$704,000.00
COMMERCIAL TENANT FINISH-OUT	6	2	12,244	14301	\$735,984.00	0		
DEMOLITION	8	7	0	0	\$0.00	6	7	\$47,800.00
MULTI-FAMILY	13	180	175,804	155008	\$9,872,693.00	3	26	\$2,185,800.00
POOL	12	0	0	0	\$804,800.00	4		\$229,700.00
REMODEL / RENOVATION	35	3	45,085	41981	\$754,507.00	16		\$1,982,769.00
REROOF	4	0	0	0	\$21,000.00	7		\$47,500.00
RESIDENTIAL	73	95	216,978	183314	\$11,106,021.48	84	84	\$16,687,403.00
SIGN	17	0	0	0	\$0.00	16		\$0.00
SLAB ONLY	13	0	53,478	0	\$373,417.00	1		\$55,000.00
TOTALS	195	295	764,054	413,863	\$30,404,262.48	150	117	\$22,138,068.00

<i>January 01, 2016 - January 31, 2016</i>						<i>January 01, 2015 - January 31, 2015</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
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ADDITION	8	7	6,799	6,116	\$470,040.00	9		\$198,096.00
COMMERCIAL ACCESSORY	1	0	0	0	\$10,800.00	0		
COMMERCIAL NEW	4	0	253,204	12,699	\$6,245,000.00	4		\$704,000.00
COMMERCIAL TENANT FINISH-OUT	6	2	12,244	14,301	\$735,984.00	0		
DEMOLITION	8	7	0	0	\$0.00	6	7	\$47,800.00
MULTI-FAMILY	13	180	175,804	155,008	\$9,872,693.00	3	26	\$2,185,800.00
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Tracking the Numbers

New Single-Family Homes:

↓ YTD - 1 yr ↓ YTD - 2 yr
 - 36% - 15%

Year-to-date, single-family home permits experienced a decrease in quantity when compared to last year at this time, January 2015, and decreased when compared with two years ago, January 2014.

New Commercial:

↓ YTD - 1 yr ↓ YTD - 2 yr
 0% - 33%

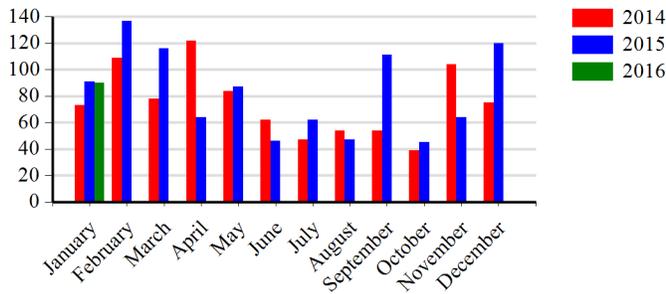
Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, January 2015, and decreased when compared with two years ago, January 2014.

Total Permits:

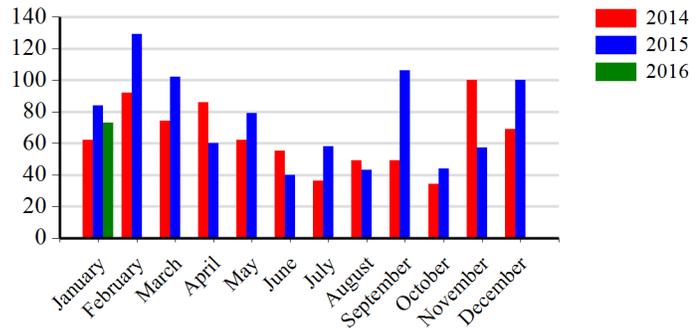
↑ YTD - 1 yr ↑ YTD - 2 yr
 30% 55%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, January 2015, and increased when compared with two years ago, January 2014.

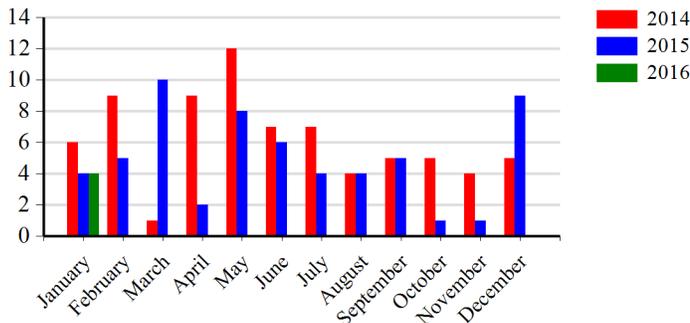
**TOTAL PERMITS
3 YEAR - COMPARISON BY MONTH**



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



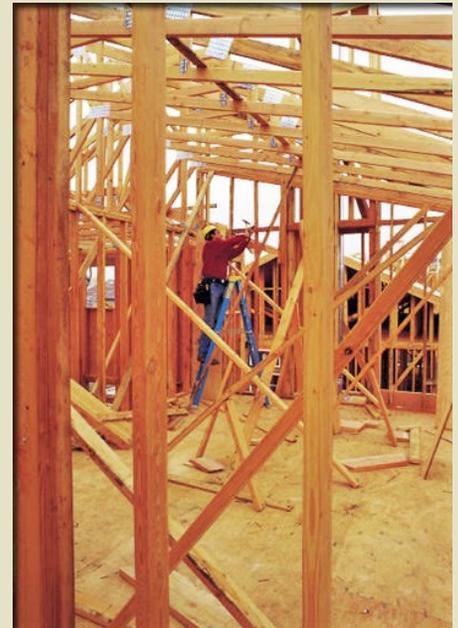
**NEW COMMERCIAL PERMITS
3 YEAR - COMPARISON BY MONTH**





BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	523	303	305	232	45	8	17	1,433
TOTAL	523	303	305	232	45	8	17	1,433



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

Residential Permit	No. of Permits Issued	Valuation
Single-Family (Detached)	73	\$7,431,817.19
Townhomes	0	\$0
Duplex	22	\$3,674,204.29

