

# PLANNING & DEVELOPMENT SERVICES

# NEWSLETTER MARCH 2012



*Building a Better Community with You*

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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 979.764.3570 or [POC@cstx.gov](mailto:POC@cstx.gov).

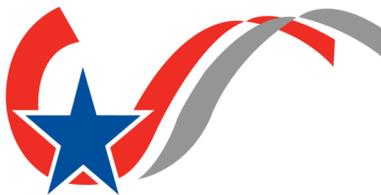
**Q:** I live in a home located near Kyle Field and am thinking of renting out my spare bedrooms during game weekends. Is this considered a hotel?

**A:** This use of the property would be considered a Bed & Breakfast, which is an approved Home Occupation according to the Unified Development Ordinance Section 6.4.C.

In a Bed & Breakfast, the owner occupies the home and rents two or fewer rooms to transient paying guests. This practice is allowed in a residential zoning district as an accessory use to the single-family home. The property maintains a residential appearance, no more than four unrelated individuals are allowed to occupy the property overnight, and no cooking facilities are permitted in individual rooms.

If the owner does not occupy the home the use of the property would be considered a hotel which is not allowed in single-family residential zoning districts.

For additional information regarding Bed & Breakfasts or other Home Occupations, please contact the Planner on Call.



**CITY OF COLLEGE STATION**  
*Home of Texas A&M University®*

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## TRACKING THE NUMBERS

**New Single-Family Homes:**

YTD - 1 yr	YTD - 2 yr
↑ 27 %	↑ 14 %

**New Commercial:**

YTD - 1 yr	YTD - 2 yr
0 %	↓ 18 %

**Total Permits:**

YTD - 1 yr	YTD - 2 yr
↑ 49 %	↑ 36 %

Year-to-date, single-family home permits increased in quantity when compared to last year at this time, March 2011, and increased when compared with two years ago, March 2010.

Year-to-date, new commercial permits experienced no change in quantity when compared to last year at this time, March 2011, and decreased when compared with two years ago, March 2010.

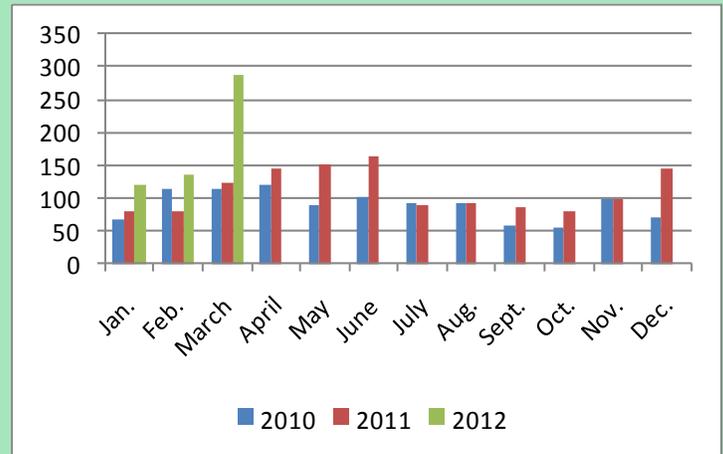
Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, March 2011, and experienced an increase when compared with two years ago, March 2010.



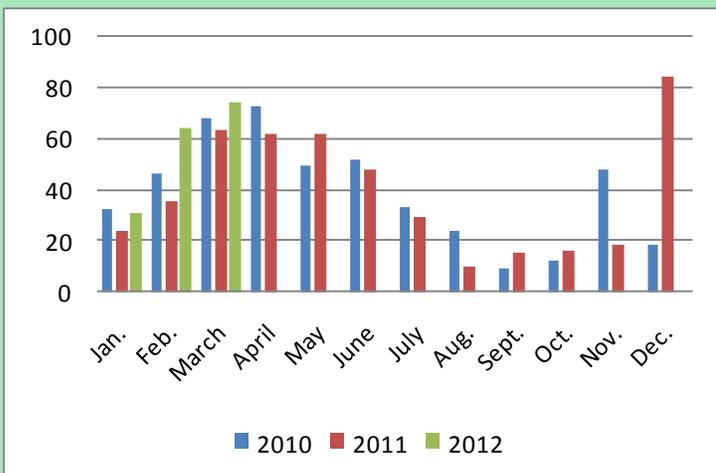
PERMITS BY TYPE  
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	169	169	\$23,784,614
Duplex	11	22	\$2,151,198
Tri-Plex/Four-plex	1	3	\$285,000
Apartment	5	29	\$2,050,000
New Commercial	11	N/A	\$4,284,562
Commercial Remodel	17	N/A	\$6,228,232

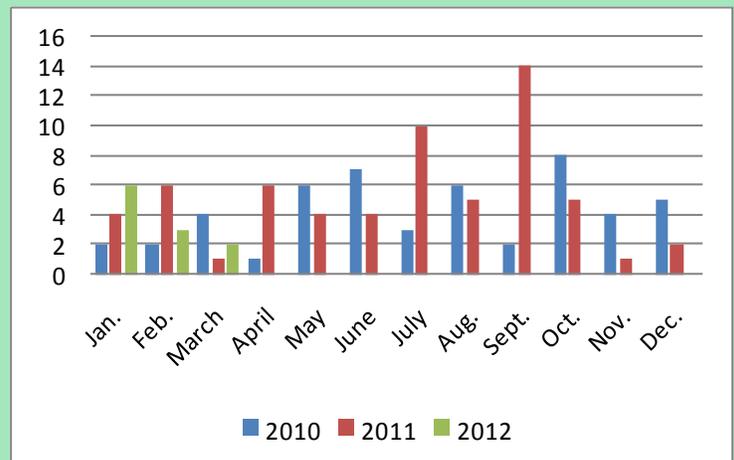
TOTAL PERMITS  
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS  
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS  
3 YEAR—COMPARISON BY MONTH





## BUILDING PERMIT TOTALS:

Month of March 2012						Month of March 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	74	74	173,778	138,403	\$10,100,629	63	63	\$7,741,584
Duplex	4	8	12,500	12,158	\$731,534	0	0	\$0
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	0	0	\$0
Apartment	5	29	46,330	42,474	\$2,050,000	0	0	\$0
Residential Addition	8	N/A	3,954	2,781	\$300,000	3	N/A	\$43,760
Residential Remodel	9	N/A	5,382	5,382	\$188,390	9	N/A	\$89,608
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$34,725	1	N/A	\$700
Residential Demolition	5	N/A	N/A	N/A	\$8,300	5	N/A	\$6,700
Residential Slab Only-SF	75	N/A	N/A	N/A	\$579,589	1	N/A	\$21,750
Residential Slab Only-DPLX	18	N/A	N/A	N/A	\$319,770	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	1	N/A	\$30,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	2	N/A	3,701	3,701	\$124,500	1	N/A	\$104,000
Commercial Remodel	4	N/A	N/A	N/A	\$70,330	5	N/A	\$1,156,653
Commercial Addition/Retaining Wall	7	N/A	N/A	N/A	\$38,700	2	N/A	\$75,000
Commercial Demolition	4	N/A	N/A	N/A	\$337,700	2	N/A	\$5,500
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	5	N/A	N/A	N/A	\$449,000	9	N/A	\$253,628
Sign	14	N/A	N/A	N/A	N/A	13	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	2	N/A	N/A	N/A	\$152,600	4	N/A	\$40,030
Roofing	47	N/A	N/A	N/A	\$437,932	5	N/A	\$15,188
<b>TOTALS</b>	<b>287</b>	<b>114</b>	<b>250,149</b>	<b>209,319</b>	<b>\$16,208,699</b>	<b>124</b>	<b>63</b>	<b>\$9,584,101</b>

January 1, 2012 -March 31, 2012						January 1, 2011-March 31, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	169	169	396,116	314,445	\$23,784,614	122	122	\$17,084,722
Duplex	11	22	40,147	37,508	\$2,151,198	0	0	\$0
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	0	0	\$0
Apartment	5	29	46,330	42,474	\$2,050,000	4	60	\$2,000,000
Residential Addition	14	N/A	8,912	4,066	\$546,825	12	N/A	\$367,964
Residential Remodel	36	N/A	11,970	11,565	\$1,089,969	27	N/A	\$583,457
Residential Garage/Carport Addition	4	N/A	N/A	N/A	\$49,725	1	N/A	\$700
Residential Demolition	18	N/A	N/A	N/A	\$35,300	16	N/A	\$43,770
Residential Slab Only-SF	87	N/A	N/A	N/A	\$630,912	0	N/A	\$0
Residential Slab Only-DPLX	37	N/A	N/A	N/A	\$667,783	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.	3	N/A	N/A	N/A	\$105,000	1	N/A	\$30,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	11	N/A	27,473	26,016	\$4,284,562	11	N/A	\$5,284,927
Commercial Remodel	17	N/A	N/A	N/A	\$6,228,232	14	N/A	\$1,851,653
Commercial Addition/Retaining Wall	9	N/A	N/A	N/A	\$128,759	7	N/A	\$2,972,692
Commercial Demolition	4	N/A	N/A	N/A	\$337,700	2	N/A	\$24,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Swimming Pool	11	N/A	N/A	N/A	\$758,569	12	N/A	\$368,628
Sign	37	N/A	N/A	N/A	N/A	28	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	9	N/A	N/A	N/A	\$378,190	6	N/A	\$133,400
Roofing	59	N/A	N/A	N/A	\$493,420	11	N/A	\$144,590
<b>TOTALS</b>	<b>542</b>	<b>223</b>	<b>535,452</b>	<b>440,494</b>	<b>\$44,005,758</b>	<b>274</b>	<b>182</b>	<b>\$30,890,503</b>



## BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	243	226	163	111	2	7	7	759
FEBRUARY	308	267	206	148	6	9	11	955
MARCH	422	319	187	170	6	9	5	1118
<b>TOTAL</b>	<b>973</b>	<b>812</b>	<b>556</b>	<b>429</b>	<b>14</b>	<b>25</b>	<b>23</b>	<b>2832</b>

## CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	TOTAL
JANUARY	180	10	33	10	10	355	110	82	1106
FEBRUARY	418	15	9	16	13	209	117	235	3431
MARCH	454	11	14	7	9	305	93	87	4381
<b>TOTAL</b>	<b>1052</b>	<b>36</b>	<b>56</b>	<b>33</b>	<b>32</b>	<b>869</b>	<b>320</b>	<b>404</b>	<b>4537</b>

## REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500030	3182 Holleman Dr. S.	5.4	A-O to R-4	5-Apr-12	Approved	26-Apr-12	
11-500135	1024 & 1026 Foster Ave	0.7	R-6 to PDD	5-Apr-12	App. w/ Cond.	26-Apr-12	
12-500006	3100 Haupt Rd.	108.9	PDD to PDD w/ add. Use	5-Apr-12	App. w/ Cond	26-Apr-12	
12-500041	2849 Barron Rd.	3.10	PDD to PDD	5-Apr-12	App. w/ Cond	26-Apr-12	

