

# PLANNING & DEVELOPMENT SERVICES NEWSLETTER

AUGUST 2012



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## Park Land and Sidewalk Ordinance Amendments Approved

At the August 9<sup>th</sup> City Council meeting, two ordinance amendments were approved, one regarding park land dedication fees and the other regarding sidewalks along public streets.

The changes to park land dedication fees are a result of three factors: 1) new census information that changed the number of persons per household, 2) implementation of the *Parks and Recreation Master Plan* adopted in 2011 that programs less amenities in neighborhood parks and more amenities in community parks, and 3) an increase in the subsidy to the community park development fee for single-family developments from 50% to 75%. The result of these changes is a reduction in the combined fees for single family from \$2,021 to \$1,261 per unit and a reduction for multi-family from \$1,646 to \$1,636 per unit. See the table below for a breakdown of the previous and new fee amounts. The new fees apply to any project or phase that has not yet paid park land dedication fees to the City.

### Comparison of Previous and New Park Land Dedication Fees

Fee Category	Single-Family (per unit)		Multi-Family (per unit)	
	Previous Fee	New Fee	Previous Fee	New Fee
<b>Neighborhood Park</b>				
In Lieu of Land Dedication	\$314	\$274	\$256	\$274
Park Development	\$764	\$362	\$622	\$362
<b>Community Park</b>				
In Lieu of Land Dedication	\$305	\$250	\$248	\$250
Park Development	\$638	\$375	\$520	\$750
<b>Total</b>	<b>\$2,021</b>	<b>\$1,261</b>	<b>\$1,646</b>	<b>\$1,636</b>

In January 2011, the City Council adopted new subdivision regulations which included additional requirements for sidewalks along streets to help implement the City's *Comprehensive Plan* adopted in 2009 and meet the Council's goals to improve mobility and provide streets that accommodate vehicles, bicyclists, and



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pedestrians. City staff met with the local home builders association and development interests regarding a request to significantly reduce the sidewalk requirements for new developments. Some of the requests were recommended by staff and the approved ordinance removed the requirement for sidewalks around the bulb of a cul-de-sac and along streets classified as Freeway/Expressway on the Thoroughfare Plan, though multi-use paths in these areas would still be required where shown on the *Bicycle, Pedestrian, and Greenways Master Plan*. Policy discussion was also held regarding sidewalk width and it is anticipated that a future revision to the *Bryan/College Station Unified Design Guidelines* will reduce the minimum sidewalk width of a thoroughfare sidewalk from 6 feet to 5 feet when an existing striped bike lane is provided on the street and remove the option to construct sidewalks at the back of curb along new thoroughfares.



## TRACKING THE NUMBERS

### New Single-Family Homes:

YTD - 1 yr    YTD - 2 yr  
 ↑ 34%    ↑ 19%

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

### New Commercial:

YTD - 1 yr    YTD - 2 yr  
 ↓ 18%    ↓ 23%

Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, August 2011, and decreased when compared with two years ago, August 2010.

### Total Permits:

YTD - 1 yr    YTD - 2 yr  
 ↑ 35%    ↑ 41%

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



## **LETTER FROM THE DIRECTOR**

### **Planning for Prosperity**

College Station finds itself at a unique point in its history. We stand only a year or two from a population of 100,000, we are preparing to celebrate our 75<sup>th</sup> year as a City, and we are emerging from one of the most challenging economic crises our Nation has ever experienced. Within this context, the City is experiencing an amount and type of growth not seen in its past. Additionally, we are for the first time in decades, challenged with meeting the increased infrastructure demands of a growing and expanding City.

In Northgate, a 18 story mixed use building rises among tens of millions of dollars of similar investments in new housing and business projects. Planning and construction continues on expanding or rehabilitating transportation options including Barron Road, the Rock Prairie Road Bridge, and the Lick Creek Greenway Trail. Investments in much-needed infrastructure are being made to accommodate new economic activities and continue to promote one of our strongest competitive advantages, our quality of life. The Bee Creek sewer line, Wellborn sewer line, Lick Creek Nature Center, Fire Station #6, and Health Science Center Parkway are just a few examples.

These efforts don't just happen by chance, rather in every instance they represent years of planning by the City and action by the citizens. For decades, the City has planned its transportation network, its wastewater system, its parks program, etc. to enable economic activities, resulting in one of the most successful economies in the entire Nation. The future of our City demands no less. New economic opportunities exist and the citizens of the City through their government will once again be called upon to ensure an environment exists conducive to this opportunity.

Significant opportunities exist with the BioCorridor and the Medical District, with new development opportunities in the southern portions of our City in Tower Point and in the area surrounding Castlegate. Likewise, planning is necessary to ensure this economic growth does not come at the cost of what we hold dear. Areas such as Wellborn and our many diverse neighborhoods require careful planning to ensure their special qualities are protected and enhanced while accommodating our changing community.

These opportunities and challenges require active planning by our Citizens and leadership from our Elected Officials. This City has been blessed with a high quality of life and a resilient economy along with a citizenry that takes its role seriously. The path to future prosperity is much the same path that has served us so well in the past; define where we want to go, then plan and work together to make that happen. It's amazing what has been accomplished in the past 75 years and I am confident that with the right decisions and leadership, the future of College Station holds even greater promise.

Robert S. Cowell, Jr., AICP, CNU-A  
Executive Director - Planning & Development Services

## 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
APRIL	464	367	262	254	7	6	7	1367
MAY	537	359	309	263	14	5	12	1499
JUNE	469	367	393	292	18	7	18	1564
JULY	468	316	294	264	4	7	18	1371
AUGUST	370	301	304	215	13	11	19	1233
<b>TOTAL</b>	<b>3281</b>	<b>2522</b>	<b>2118</b>	<b>1717</b>	<b>70</b>	<b>61</b>	<b>97</b>	<b>9866</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	790
FEBRUARY	418	15	9	16	13	209	117	235	1032
MARCH	454	11	14	7	9	305	93	87	980
APRIL	429	7	24	19	16	154	105	111	865
MAY	406	11	27	21	10	352	84	141	1052
JUNE	312	27	21	17	8	175	76	205	481
JULY	323	13	25	25	10	44	43	269	752
AUGUST	96	7	8	0	10	256	46	198	621
<b>TOTAL</b>	<b>2618</b>	<b>101</b>	<b>161</b>	<b>115</b>	<b>86</b>	<b>1850</b>	<b>674</b>	<b>1328</b>	<b>6933</b>

## REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500034	BioCorridor		Rez. & UDO Amend.	6-Sept-12	Approved	27-Sept-12	

**POPULATION: THE AUGUST POPULATION ESTIMATE IS 97,410**

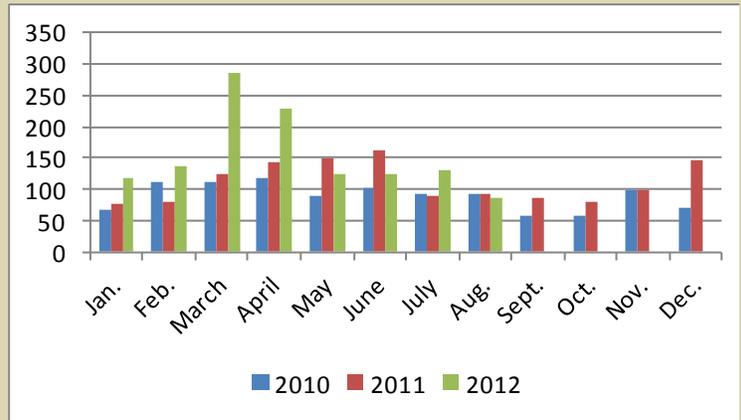




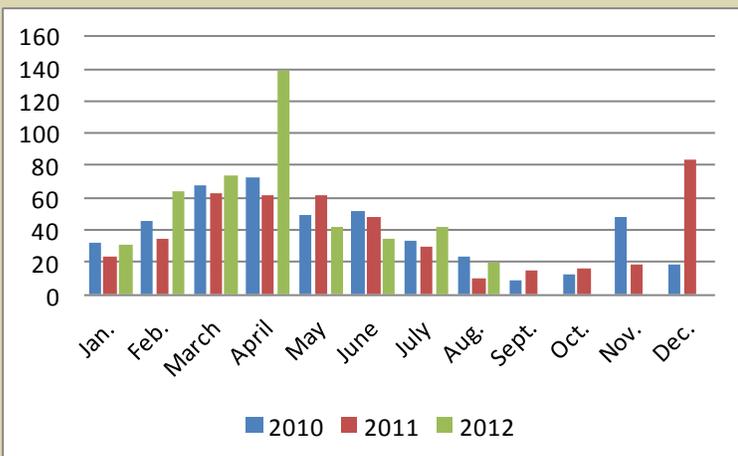
**PERMITS BY TYPE**  
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	447	447	\$60,601,546
Duplex	46	92	\$7,973,951
Tri-Plex/Four-plex	1	3	\$285,000
Apartment	6	238	\$27,421,650
New Commercial	33	N/A	\$40,533,820
Commercial Remodel	52	N/A	\$13,763,453

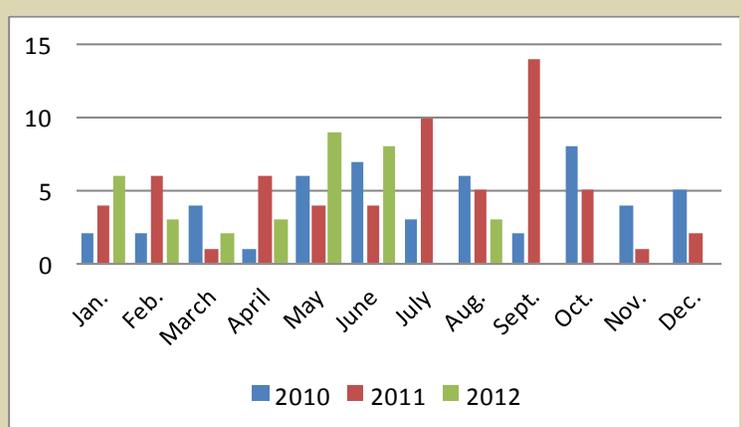
**TOTAL PERMITS**  
3 YEAR—COMPARISON BY MONTH



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



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



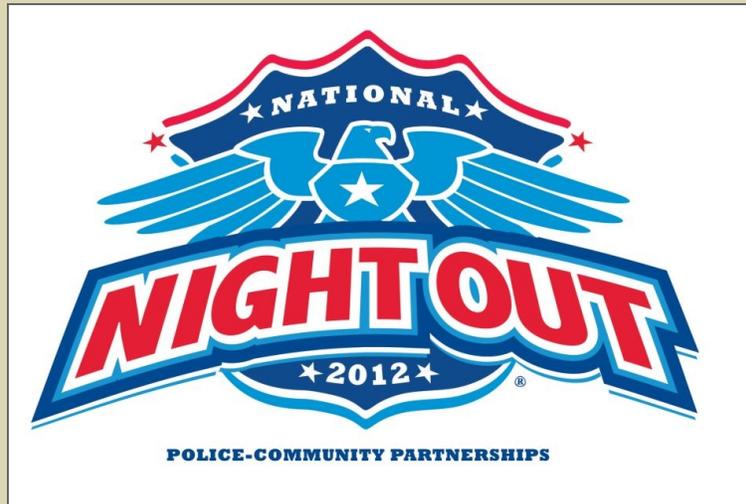


## BUILDING PERMIT TOTALS:

Month of August 2012						Month of August 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	20	20	57,643	41,638	\$3,260,661	10	10	\$2,473,855
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	0	\$0
Residential Addition	6	N/A	9,412	2,547	\$162,172	5	N/A	\$152,500
Residential Remodel	4	N/A	0	144	\$17,814	9	N/A	\$83,725
Residential Garage/Carport Addition	2	N/A	N/A	N/A	\$9,400	1	N/A	\$100,000
Residential Demolition	3	N/A	N/A	N/A	\$7,500	2	N/A	\$24,500
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	10	N/A	\$392,271
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	3	N/A	7,252	5,843	\$866,500	5	N/A	\$544,170
Commercial Remodel	6	N/A	4,436	4,436	\$223,300	9	N/A	\$447,060
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	1	N/A	\$29,304
Commercial Demolition	0	N/A	N/A	N/A	\$0	4	N/A	\$64,618
Commercial Slab Only	6	N/A	3,778	7,629	\$190,056	1	N/A	\$158,654
Swimming Pool	5	N/A	N/A	N/A	\$199,250	6	N/A	\$219,550
Sign	6	N/A	N/A	N/A	\$240	19	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	3	N/A	N/A	N/A	\$24,200	6	N/A	\$96,500
Roofing	22	N/A	N/A	N/A	\$90,750	4	N/A	\$27,222
<b>TOTALS</b>	<b>86</b>	<b>20</b>	<b>82,521</b>	<b>62,237</b>	<b>\$5,051,843</b>	<b>92</b>	<b>10</b>	<b>\$4,813,929</b>

January 1, 2012 -August 31, 2012						January 1, 2011-August 31, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	447	447	1,015,496	809,524	\$60,601,546	333	333	\$44,718,035
Duplex	46	92	162,060	151,676	\$7,973,951	1	2	\$200,000
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	0	0	\$0
Apartment	6	238	370,110	242,921	\$27,421,650	49	261	\$25,873,080
Residential Addition	40	N/A	34,959	13,811	\$1,494,147	56	N/A	\$2,348,037
Residential Remodel	77	N/A	21,942	20,764	\$1,795,914	87	N/A	\$2,002,580
Residential Garage/Carport Addition	11	N/A	N/A	N/A	\$85,861	6	N/A	\$171,700
Residential Demolition	30	N/A	N/A	N/A	\$1,062,200	27	N/A	\$261,870
Residential Slab Only-SF	88	N/A	N/A	N/A	\$2,636,378	13	N/A	\$206,512
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	1	N/A	\$20,000
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$733,350	14	N/A	\$752,271
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	33	N/A	80,076	71,609	\$40,533,820	39	N/A	\$38,472,374
Commercial Remodel	52	N/A	45,353	45,353	\$13,763,453	53	N/A	\$5,193,512
Commercial Addition/Retaining Wall	10	N/A	4,890	3,410	\$143,759	14	N/A	\$3,085,623
Commercial Demolition	12	N/A	N/A	N/A	\$771,860	16	N/A	\$241,588
Commercial Slab Only	6	N/A	3,778	7,629	\$190,056	2	N/A	\$226,654
Swimming Pool	41	N/A	N/A	N/A	\$1,720,499	39	N/A	\$1,887,353
Sign	82	N/A	N/A	N/A	\$240	91	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	36	N/A	N/A	N/A	\$627,261	32	N/A	\$457,092
Roofing	175	N/A	N/A	N/A	\$1,424,518	48	N/A	\$554,968
<b>TOTALS</b>	<b>1234</b>	<b>780</b>	<b>1,743,168</b>	<b>1,371,117</b>	<b>\$163,933,246</b>	<b>921</b>	<b>596</b>	<b>\$126,673,249</b>



## National Night Out October 2, 2012

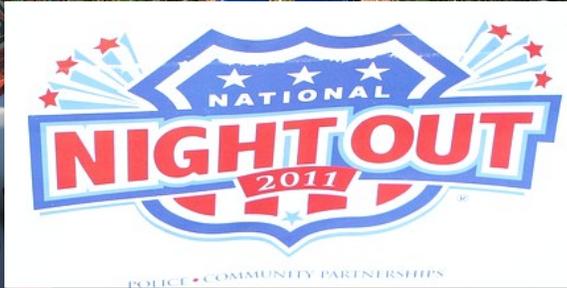
The 29<sup>th</sup> Annual National Night Out will be Tuesday October 2, 2012. Since 1984, National Night Out has been bringing neighborhoods and police together around the nation to build stronger, safer neighborhoods. The main focus of NNO is to build partnerships between neighborhoods and law enforcement to reduce and prevent criminal activity. Each year citizens around College Station come together through block parties and celebrations to learn more about how to prevent crime and keep their neighborhood safe.

National Night Out is designed to:

- Heighten crime and drug prevention awareness;
- Generate support for and participation in local anti-crime programs;
- Strengthen neighborhood spirit and police-community partnerships

College Station neighborhoods actively participate in NNO, with over 50 celebrations being held every year. CSPD officers attend the NNO block parties to inform citizens on crime prevention tips, crime statistics and ways to be alert for possible criminal activity. NNO has proven to be an effective, inexpensive and enjoyable program to promote neighborhood spirit and police-community partnerships in our efforts for a safer city.

If your neighborhood is interested in having a NNO celebration, click the link below for the application. For more information, contact Lt. Craig Anderson, CSPD at [canderson@cstx.gov](mailto:canderson@cstx.gov) or 764-3600 or Barbara Moore, Neighborhood Services Coordinator at [bmoore@cstx.gov](mailto:bmoore@cstx.gov) or at 764-6262.





## **B/CS UNIFIED DESIGN STANDARDS – 2012 UPDATE**

The Cities of Bryan and College Station have revised the BCS Unified Design Standards releasing the 2012 Update. These new standards were effective August 9th and can be found at the [www.BCSUnited.net](http://www.BCSUnited.net) website. All new changes will be “underlined” within the documents.

As with previous BCS Standards Updates, the Cities recognize the design efforts where plans have been prepared under the previous standards. Beyond legal vesting, if desired the Cities will honor or grandfather such projects where design began before September 1st.

### ***Background on the Unified Standards***

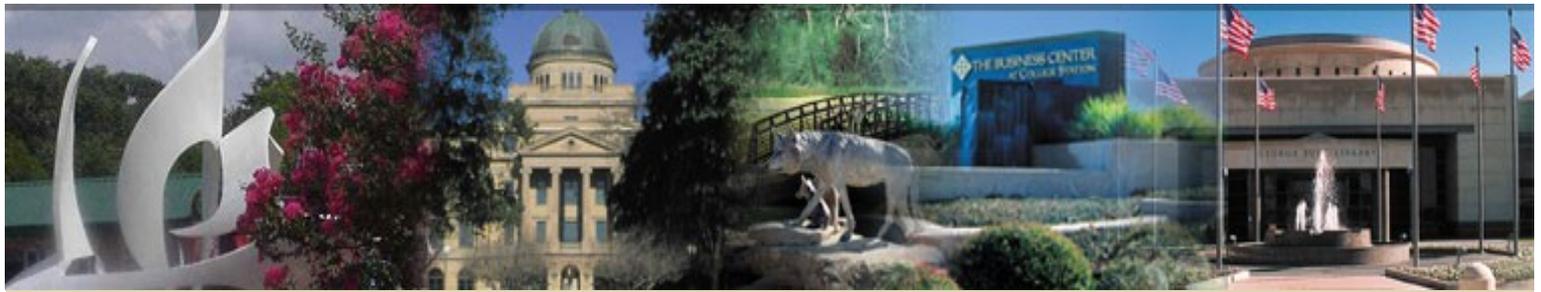
Efforts to develop the subject standards date back 15+ years and have critical contributions from both cities, local engineers, developers, and TEEX. The standards include design guidelines, technical specifications, and standard details - primarily for public infrastructure. These standards are utilized on both permitting of private development projects as well as public capital projects.

Prior to 2000, each city maintained separate standards which were recognized as an inconvenience for the development community. Local design engineers and local contractors now largely support the joint purpose to standardize these regulations. Joint water, sanitary, and roadway standards were first released in 2000. Joint drainage sections were developed from 2004 to 2007. Sanitary Liftstation sections were developed in 2009 and 2010.

There have been continued efforts to update the standards approximately every two or three years. These updates are generally to implement changes in construction materials, improved methodology, house-keeping correction of errors or internal conflicts, etc.

## **Bee Creek and Carters Creek – FEMA Map Revisions**

Due to the relatively large LOMRs (Letters of Map Revision) associated with Bee Creek and Carters Creek, FEMA has now initiated a Physical Map Revision (PMR) to update new panels 205, 215, 220, 305, and 310 in addition to the previous Map Mod update. The preliminary FIRM panels, FIS report, as well as an interactive map are available at FEMA’s [www.riskmap6.com](http://www.riskmap6.com) site. Contact our office at (979) 764-3570 if you have questions or appeals or need additional site navigation information for the Risk Map site.



## PLANNING & DEVELOPMENT SERVICES

### ***Implementation of the Comprehensive Plan through the Creation of Neighborhood, District, & Corridor Plans***

As part of the on-going implementation of College Station's Comprehensive Plan, the City created its Neighborhood, District, and Corridor Planning program to provide focused action plans for smaller areas of the City. Under this program, the City has adopted three neighborhood plans. These plans focus on the particular needs and opportunities of the areas. Currently, the Planning & Development Services Department has several planning efforts underway, including a neighborhood plan, an area plan, and a district plan.

### ***Medical District Master Plan***

In 2011, the City of College Station partnered with the College Station Medical Center (The Med) and other stakeholders in the creation of a Medical District that will act as a focused healthcare and wellness district within the City. The Medical District focuses on the general area around Earl Rudder Freeway and Rock Prairie Road, and includes The Med and the future Scott & White Hospital, both along Rock Prairie Road. The City's 2009 Comprehensive Plan identifies this area as one of several unique districts located within the City. The intent of the Medical District is to create opportunities for new development in the area, accommodating and enhancing the growing concentration of medical uses.

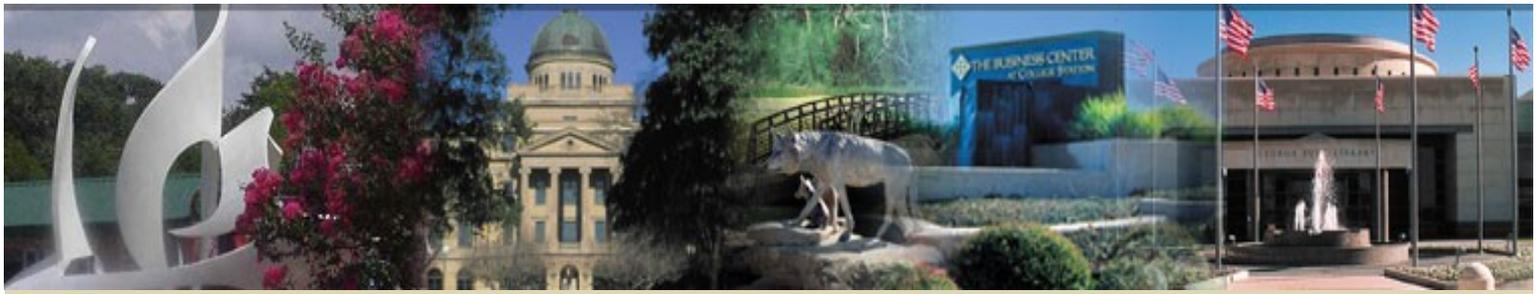
The City's consulting team, led by Schrickel, Rollins and Associates, Inc. worked with a City Council appointed Advisory Committee consisting of various stakeholders from throughout the community. The Advisory Committee, consultant team, and staff completed their work on the draft plan for the Medical District in late 2011 and the results were presented to a joint meeting of the City Council and the Advisory Group.

Since that time, staff has worked to refine the land uses proposed in the Medical District Master Plan and develop an Implementation Report to accompany the Master Plan. This Report provides details regarding potential development regulations and standards, management structure, funding mechanisms, and capital expenditures needed for the success of the Medical District.

A public hearing and recommendation from the Planning & Zoning Commission is tentatively scheduled for September 20, 2012, followed by City Council's final action on October 11, 2012.

For more information related to the Medical District Master Plan visit the Neighborhood, District, and Corridor Planning website at [www.cstx.gov/ndcplanning!](http://www.cstx.gov/ndcplanning!)





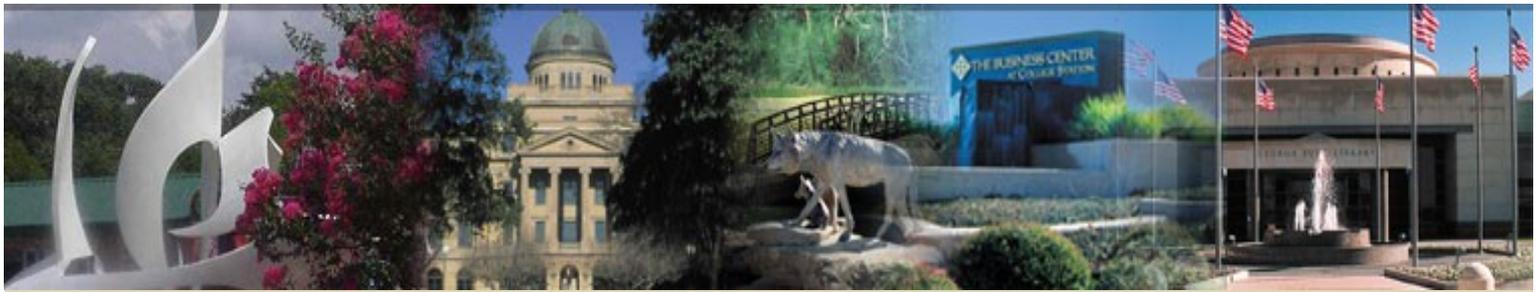
## MAKING DELIVERIES IN NORTHGATE

The Northgate District represents a unique mix of retail establishments, bars, restaurants, residential uses, and places of worship located close together, creating nearly around-the-clock activity. Given this unique mix of uses and the urban nature of Northgate, deliveries can pose a real challenge. Whether you work for a delivery company, a service provider, a distributor, or a Northgate merchant, here are some tips for making your job a little easier:

- There is one designated loading zone in Northgate located on Patricia Street. The City also allows the fire lane located adjacent to the surface parking lot to be used as a loading zone as long as the vehicle is occupied at all times. Unattended vehicles in the fire lane will receive a citation.
- When utilizing the fire lane as a loading zone, delivery vehicles should pull as far to the right of the fire lane as possible to avoid blocking other vehicles.
- Vehicles operated by sales personnel are not allowed in loading zones. There are numerous free two-hour parking spaces in Northgate. Please utilize the two-hour spaces or park in a metered space if you are not actively making deliveries.
- Loading and unloading should be done as quickly as possible. Parking and idling an engine for an extended period of time is not only noisy, it creates exhaust fumes and can wreak havoc on someone's sidewalk cafe business.
- If possible, try to avoid large deliveries during peak times - deliveries made during the evening rush hours and during lunch time may tie up customer traffic unnecessarily.
- Parking, loading, or unloading in a designated bike lane is not permitted. Bike lanes must remain clear of vehicles at all times.
- Even if you are actively loading and unloading, if you park in a metered spot, you must pay the meter.



For more information on parking and making deliveries in Northgate, please contact Lance Simms at [lsimms@cstx.gov](mailto:lsimms@cstx.gov) or visit our website at [www.cstx.gov/parking](http://www.cstx.gov/parking).



## 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).

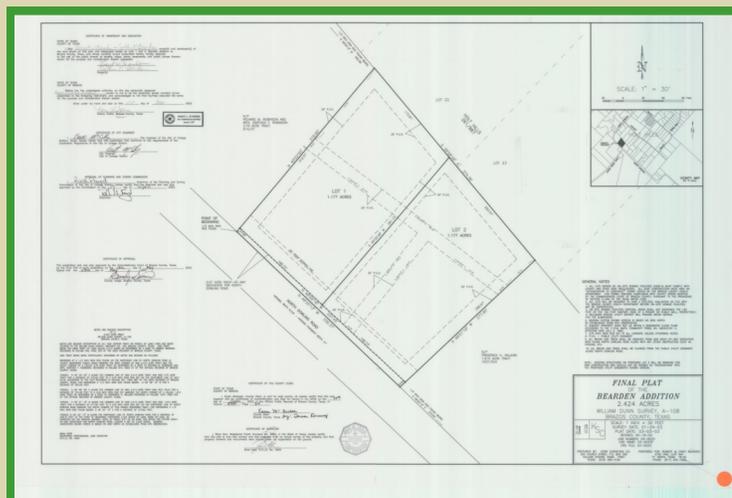
**Q:** I wanted to find out if there are any easements on my property. Where can I see the plat for my lot?

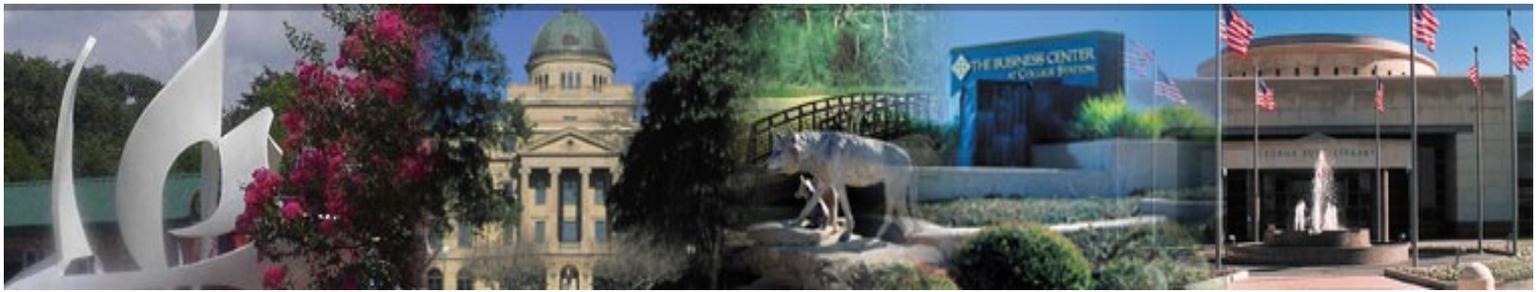
**A:** Subdivision plats are filed for record at the County Courthouse, located in downtown Bryan. Our office also keeps a copy of most subdivisions which are available to the public.

The City website is the most convenient alternative to view and download plats we have on file. Using the Development Map, [www.cstx.gov/gis](http://www.cstx.gov/gis), users can locate a property and download the plat of the subdivision. The following link is a step-by-step guide to using the Development Map and viewing a plat, <http://www.cstx.gov/Modules/ShowDocument.aspx?documentid=13396>.

Some easements may not be recorded with a plat. It is possible that an easement was filed by separate instrument; volume and page number is needed to obtain the detailed information of an easement at the County Courthouse. The plat will show any easements such as utility or access easements that were filed with the plat. It is also important to view any replats for the subject lot; there may be additional easements recorded at that time.

For more information regarding easements or plats, please contact the Planner on Call.





## COUNCIL APPROVES FUNDING MATCH FOR TWO BUS SHELTERS

On August 23rd, 2012 the City of College Station City Council approved a funding match not to exceed \$12,500 through an Inter-Local Agreement with Brazos Valley Transit District.

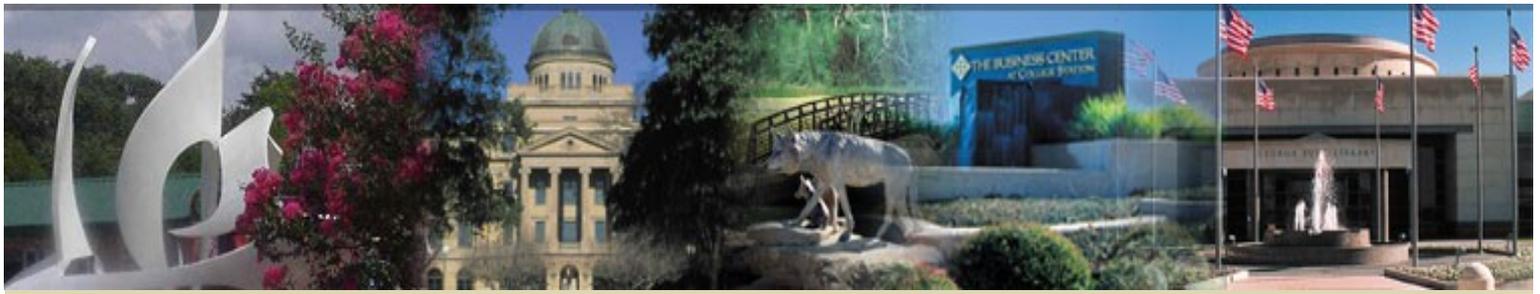
The Brazos Valley Transit District has an earmarked grant of approximately \$600,000 administered through the Federal Transit Administration and specifically for the construction of bus shelters. The grant has a provision for a 25% local match. Multi-modal improvements, specifically transit accommodations, were part of strategies and actions adopted by the City as part of the Central College Station Neighborhood Plan. Three locations have been identified for potential use of the grant funding:

- Longmire Drive northbound between Airline Drive and Harvey Mitchell Parkway.
- 2A. Texas Ave southbound between Harvey Mitchell Parkway and Brothers Blvd.
- 2B. If the Texas Ave. site is not viable, the alternative site is on Longmire Dr. northbound between Treehouse Trail and Deacon Drive.

Only two shelters will be funded this fiscal year through the Strong Sustainable Neighborhood Grant program and as part of the City's funding match. The funding match will not exceed \$12,500.



The style of the shelter to be constructed will be similar to the image above and will include bike racks for cyclists that wish to utilize transit.



## STAFF PROFILE: *Kristen Hejny*



Kristen Hejny is one of our Staff Assistants and has been with Planning & Development Services for almost four years. She began on the front line as a Customer Service Representative scheduling inspections, issuing permits, and initiating the process of reviewing planning and engineering projects. She was quickly promoted to Staff Assistant less than a year later due to her ability to quickly learn and successfully perform a wide variety of tasks. Kristen has been instrumental in the success of our Rental Registration program, which went into effect in 2009. She processes over 6,500 rental registration applications each year for single-family and duplex rental units in College Station. Kristen is also responsible for providing the main support to our Code Enforcement Division, answering the main phone line and processing over 2,700 code enforcement letters annually. In addition to processing most of our open records requests, she has also taken on additional duties with the recently-implemented See-Click-Fix program assisting citizens with resolving issues as they're identified within the City.

Kristen received her Bachelor's Degree in English Literature in 2008 from Texas A&M University with a goal of teaching elementary-aged children. Her path quickly changed direction when she discovered that she would have to intern for a one-to-two year period before actually becoming a teacher. It was then that she decided to search for other career opportunities which led her to the City of College Station after hearing about the great benefits and opportunities that the City provided.

Kristen and her husband Keith have been together for ten years. They have two dogs, Amber, an Aussie mix, and Lexi, a lab mix. Apparently these two are a handful as they have no desire to expand their family with more puppies. In her spare time, Kristen loves scrapbooking and putting together photo albums, as well as cooking; with pasta dishes being one of her favorites to create. When asked about her goals in life, Kristen said that her two main goals were to be happy and to take care of her mom.



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