

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

OCTOBER 2012

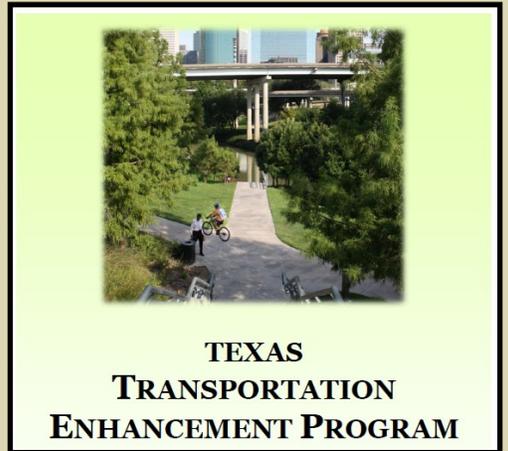


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THE CITY OF COLLEGE STATION APPLIES FOR TEXAS TRANSPORTATION ENHANCEMENT FUNDING

The Texas Department of Transportation (TxDOT) recently released a call for projects, (see letter below). The call for projects provided directions on how to apply for "Transportation Enhancement Funds". This is a competitive process and projects nominated compete with other projects statewide. If the project is selected, these funds reimburse nominating entities for 80% of the construction costs. Since this process is a reimbursement program, nominating entities are required to fund the project's construction costs at 100% and then be reimbursed if selected.



**TEXAS
TRANSPORTATION
ENHANCEMENT PROGRAM**

There are 12 categories or types of projects that could be funded and go beyond a normal TxDOT project. Those are listed below:

1. Provision of facilities for pedestrians and bicycles
2. Provision of safety and education activities for pedestrians and bicyclists
3. Acquisition of scenic easements and scenic or historic sites
4. Scenic or historic highway programs including providing tourist and welcome center facilities
5. Landscaping and other scenic beautification
6. Historic preservation
7. Rehabilitation and operation of historic transportation buildings, structures, or facilities including historic railroad facilities and canals
8. Preservation of abandoned railway corridors, including conversion and use for pedestrian and bicycle trails

Continued



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

APA **OCT**

**National
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2012

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OF AMERICA]

Volume 13 Issue 10

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www.cstx.gov



Continued from page 1

- 9. Control and removal of outdoor advertising
- 10. Archaeological planning and research
- 11. Environmental mitigation
- 12. Establishment of transportation museums

The City of College Station has selected Phase II of the University Pedestrian Improvement Project as our candidate project. Because the enhancement funds are federal funds and the proposed project is on a TxDOT facility, the National Environmental Policy Act (NEPA) process will be followed. The City has proposed to fund the project at 100% (to include public engagement, preliminary engineering, environmental clearance, final design and construction).

For more information regarding this project, please contact Joe Guerra at 979-764-3570 or via email at jguerra@cstx.gov.



September 14, 2012

Transportation Enhancement Program
2012 Program Call

To All Interested Parties:

The purpose of this correspondence is to announce the 2012 Program Call for candidate projects for the Transportation Enhancement Program. Federal funding provides a mechanism for accomplishing non-traditional transportation related activities that have a relationship to the surface transportation system.

The program call for the submission of candidate enhancement projects will begin on September 14, 2012 and will end at 5:00 p.m. on November 16, 2012. Nomination forms and information regarding the 2012 Program Call is available on the Texas Department of Transportation (TxDOT) website at: www.txdot.gov – Keyword: Transportation Enhancement.

Local TxDOT district staff is available to discuss program information and project nominations. Representatives from government entities that desire to nominate a project should contact their local TxDOT district staff to discuss their project nominations as soon as possible. Enclosed is a TxDOT district map and list of all district enhancement contacts.

Your interest in the Transportation Enhancement Program is appreciated.

Sincerely,

Mark A. Marek, P.E.
Director, Design Division

TRACKING THE NUMBERS

New Single-Family Homes:

YTD – 1 yr YTD – 2 yr
 36 %  25 %

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

New Commercial:

YTD – 1 yr YTD – 2 yr
 20 %  11 %

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

Total Permits:

YTD – 1 yr YTD – 2 yr
 29 %  40 %

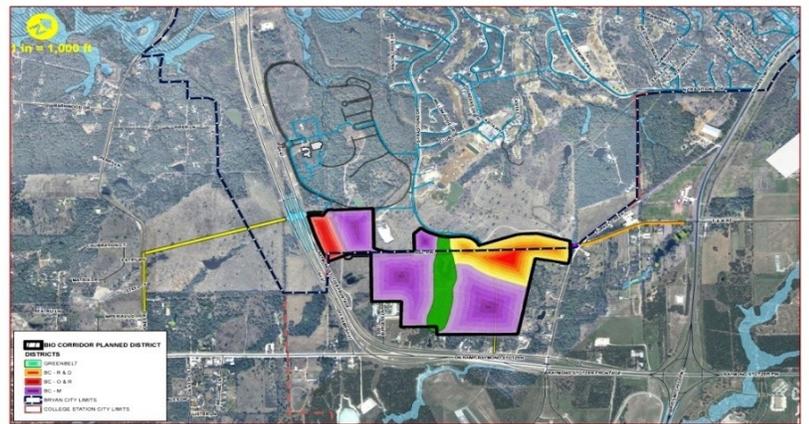
Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, October 2011, and experienced an increase when compared with two years ago, October 2010.



THE BIOCORRIDOR PLANNED DEVELOPMENT DISTRICT –ADOPTED!

On September 27, 2012, the College Station City Council adopted Ordinance 2012-3448, regarding the rezoning of 147 acres for the BioCorridor Planned Development District in the City of College Station. On October 7, the Bryan City Council adopted the same rezoning for an adjacent 49 acres within the City of Bryan. Together, the community has 196 acres spanning the cities' limits that can not only be marketed as having good access to major transportation systems, suitable infrastructure, and in close proximity to research, preclinical, manufacturing and clinical facilities that provide speed-to-market services to support medical device and drug development, but can now be presented to business prospects as one region with a consistent set of zoning and development processes and codes, regardless of the fact that a site may actually be located in two different cities .

The BioCorridor Planned Development District Ordinance provides for a regional approach to development review, applying to all property zoned BioCorridor Planned Development District.



For over a year, city staff from both communities and a subcommittee of both communities' Planning and Zoning Commissions worked together to create the landmark approach to how industry may develop in the area without the complications of varying processes and rules across city limit lines. The City of Bryan's development partner, Traditions Acquisitions Partnership, LP also participated by bringing direct development interest into the collaboration.

In the creation of the ordinance, the work group considered the zoning and development codes from College Station and Bryan, codes from other communities, and the BioCorridor Design Guidelines proposed by Jacobs Consultancy. The BioCorridor Planned Development Ordinance addresses land use and land use locations, processes and procedures to develop, the boards and committees that are required for approvals, subdivision design and improvement regulations, site standards, and building design standards. The BioCorridor Planned Development District has a higher standard than College Station's typical industrial zoning districts, but unique standards that set it apart from other commercial districts. The uses, standards, and processes that are proposed for the BioCorridor Planned Development District will provide land zoned for business park uses (such as research and development), will build upon the assets in the area (such as the greenway) , and will protect and enhance this gateway into the City (such as the installation of highway buffers). In addition, the ordinance is created to be flexible where possible in an effort to accommodate new and expanding business ventures.

BioCorridor Planned Development District Ordinance

Unified Land Use, Project Review Processes and Development Standards

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
SEPTEMBER	307	212	180	164	4	10	11	888
OCTOBER	367	252	169	115	3	15	7	928
TOTAL	3955	2986	2467	1996	77	86	115	11682

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
SEPTEMBER	41	2	7	4	15	419	29	59	576
OCTOBER	176	6	13	2	6	294	35	114	646
TOTAL	2835	109	181	121	107	2563	738	1501	8155

REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
12-500173	Foster Ave. Apartments	.07	Rez	20-Sept-12	Approved	11-Oct-12	Approved
12-500166	Aggieland Outfitters	1.1	Rez	1-Nov-12	Approved	8-Nov-12	

POPULATION: THE OCTOBER POPULATION ESTIMATE IS 97,502

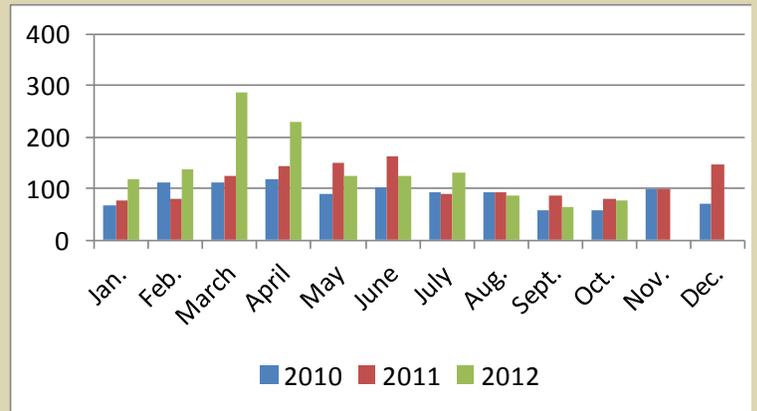




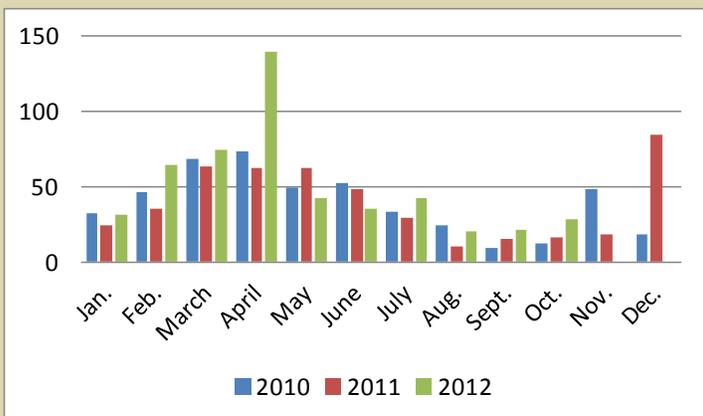
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	496	496	\$69,331,542
Duplex	47	94	\$8,237,951
Tri-Plex/Four-plex	1	3	\$285,000
Apartment	7	238	\$42,421,650
New Commercial	47	N/A	\$42,350,690
Commercial Remodel	62	N/A	\$14,563,232

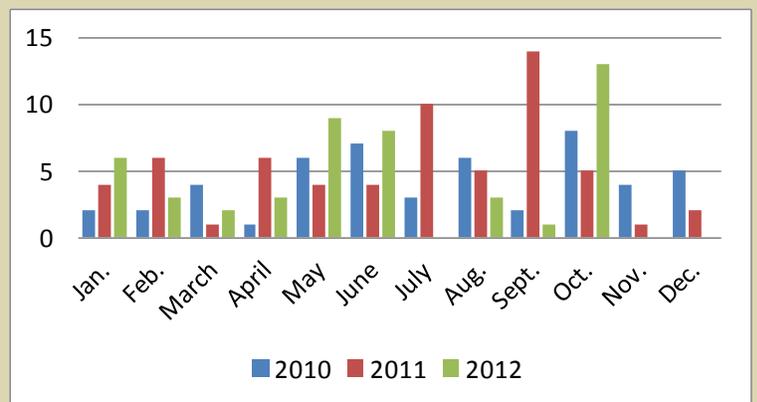
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH





BUILDING PERMIT TOTALS:

Month of October 2012						Month of October 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	28	28	72,476	53,426	\$4,324,811	16	16	\$2,102,348
Duplex	1	2	3,640	3,470	\$264,000	4	8	\$775,114
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	5	137	\$10,888,001
Residential Addition	4	N/A	2,153	1,989	\$162,000	6	N/A	\$306,863
Residential Remodel	6	N/A	2,600	2,600	\$63,680	10	N/A	\$121,015
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$104,850	0	N/A	\$0
Residential Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
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	4	N/A	\$76,792
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	\$108,968
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	13	N/A	N/A	N/A	\$1,681,870	5	N/A	\$23,232,910
Commercial Remodel	5	N/A	12,840	12,840	\$552,000	4	N/A	\$219,500
Commercial Addition/Retaining Wall	0	N/A	0	0	\$0	1	N/A	\$60,000
Commercial Demolition	1	N/A	N/A	N/A	\$1	2	N/A	\$19,050
Commercial Slab Only	0	N/A	0	0	\$0	0	N/A	\$0
Swimming Pool	0	N/A	N/A	N/A	\$0	3	N/A	\$183,335
Sign	11	N/A	N/A	N/A	\$0	13	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$15,000	2	N/A	\$6,000
Roofing	4	N/A	N/A	N/A	\$26,693	3	N/A	\$14,300
TOTALS	77	30	93,709	74,325	\$7,194,905	79	161	\$38,114,196

January 1, 2012 -October 31, 2012						January 1, 2011 -October 31, 2011		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	496	496	1,155,933	914,136	\$69,331,542	364	364	\$48,768,833
Duplex	47	94	165,700	155,146	\$8,237,951	5	10	\$975,114
Tri-plex/Four-plex	1	3	4,504	4,420	\$285,000	8	32	\$2,894,728
Apartment	7	238	370,110	242,921	\$42,421,650	54	398	\$36,761,081
Residential Addition	50	N/A	38,969	17,150	\$1,809,547	65	N/A	\$2,774,703
Residential Remodel	86	N/A	24,542	20,764	\$1,912,514	101	N/A	\$2,132,339
Residential Garage/Carport Addition	16	N/A	N/A	N/A	\$196,784	6	N/A	\$171,700
Residential Demolition	31	N/A	N/A	N/A	\$1,063,700	28	N/A	\$263,220
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	4	N/A	\$76,792
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	22	N/A	\$2,922,326
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	47	N/A	82,476	74,009	\$42,350,690	58	N/A	\$73,522,253
Commercial Remodel	62	N/A	66,005	66,005	\$14,563,232	65	N/A	\$5,735,367
Commercial Addition/Retaining Wall	11	N/A	4,890	3,410	\$393,759	17	N/A	\$3,218,973
Commercial Demolition	14	N/A	N/A	N/A	\$831,861	18	N/A	\$260,638
Commercial Slab Only	6	N/A	3,778	7,629	\$190,056	2	N/A	\$226,654
Swimming Pool	46	N/A	N/A	N/A	\$1,926,195	45	N/A	\$2,188,588
Sign	107	N/A	N/A	N/A	\$240	118	N/A	NA
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	38	N/A	N/A	N/A	\$649,811	38	N/A	\$473,292
Roofing	182	N/A	N/A	N/A	\$1,471,211	54	N/A	\$580,168
TOTALS	1376	831	1,916,907	1,505,590	\$191,673,254	1086	804	\$184,173,281



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 and a district plan. 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 and an area plan.

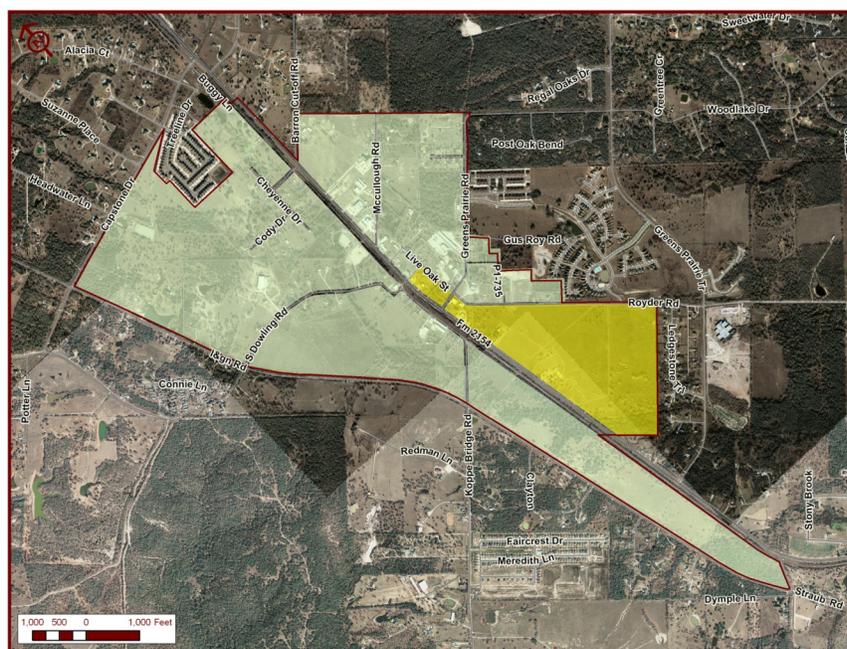
Wellborn Area Plan

In 2011, the City of College Station began preliminary work on a plan for the newest area of the City, the Wellborn community. The Wellborn Area Plan focuses on the area surrounding Wellborn Road, south of Barron Cut-Off Road and north of Greens Prairie Trail.

The planning process began in early 2012 by introducing residents, property owners, and business owners to the planning area, the planning process, and programs offered by the City. Several community meetings have been held since that time to discuss specific issues and opportunities in the Wellborn Area. A Resource Team made up of area residents and property owners has met over a dozen times in the past nine months to assist in developing the Plan and to discuss implementation strategies. City staff has worked with the Resource Team to refine potential land use and transportation scenarios; make decisions about where sidewalks and bike lanes may be appropriate; and discuss elements of Wellborn's character that should be preserved or enhanced.

It is anticipated that the Plan will be brought to the City Council for adoption in 2013.

For more information related to the Wellborn Area Plan visit the Neighborhood, District, and Corridor Planning website at www.cstx.gov/ndcplanning.





WHO'S BIKING AND WALKING IN COLLEGE STATION?

College Station residents are leading the state in the number of people that bike and walk to work according to the most recent United States Census Bureau's Journey to Work data. College Station continues to rank #1 in Texas for having the highest percentage of people that bike to work and ranks #3 for the percentage of people that walk to work. We are also #49 in the United States for the percentage of people that bike to work.

	College Station	Texas	United States
Biking	2.1%	.03%	.06%
Walking	8.1%	1.7%	2.8%

Want to join in? Below are some safety tips to get started if you want to bike or walk to get to work, to exercise or just for fun. To choose a route, check out our bike map online by going to cstx.gov/bikepedgreenways and clicking on the bike map icon to the right. It highlights bike facilities and trails near you.

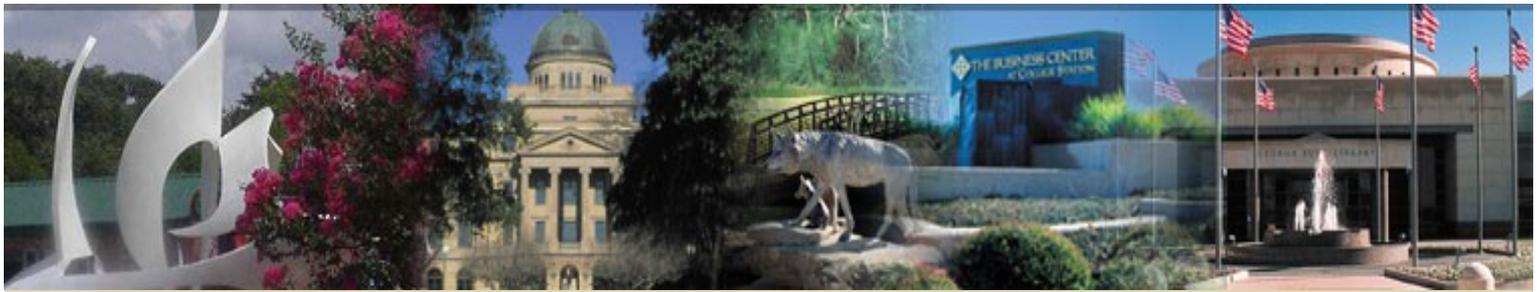
Walking

- Wear bright/light colored clothing and reflective materials especially when walking at night.
- Always walk on the sidewalk; if there is no sidewalk, walk facing traffic.
- Cross streets at marked crosswalks or intersections, if possible. Don't assume vehicles will stop; make eye contact with drivers. Obey traffic signals such as WALK/DON'T WALK signs. And don't rely solely on pedestrian signals; look before you cross the road.

Biking

- Learn the rules of the road. Bicyclists have the same rights and responsibilities as motorists.
 - ◆ Obey all traffic laws. Bicyclists are required to come to a complete stop at stop signs and red signal lights.
 - ◆ Use hand signals when turning and stopping to tell motorists what you intend to do.
 - ◆ Respect pedestrians' rights. Pedestrians on sidewalks and in crosswalks have the right of way.
 - ◆ Never ride against traffic. Motorists and pedestrians are not looking for bicyclists riding against traffic on the wrong side of the road. Ride in the same direction as the flow of traffic even on sidewalks.
- If you are Texas A&M faculty, staff or a student, you can register your bicycle with Texas A&M Transportation Services for FREE. For more information, visit transport.tamu.edu.
- Wear a helmet. Helmets greatly reduce the risk of head injury and death.

If you would like more information about biking and walking in College Station, please visit our website at cstx.gov/bikepedgreenways or contact Venessa Garza, Greenways Program Manager at 979-764-3674 or by email vgarza@cstx.gov.



COLLEGE STATION CODE PROVISIONS DESIGNED TO PROTECT OUR CHILDREN

Tamper-resistant electrical receptacles are designed to prevent the insertion of any small object, such as a paper clip, into one side of the receptacle. Both blades of an attachment plug must be inserted simultaneously to open the protective shield and allow connection to electricity. The electrical code requires that all 125-volt, 15- and 20-amp receptacles installed must be listed as tamper-resistant. This provision is primarily intended to reduce the number of electrical shock injuries to children.



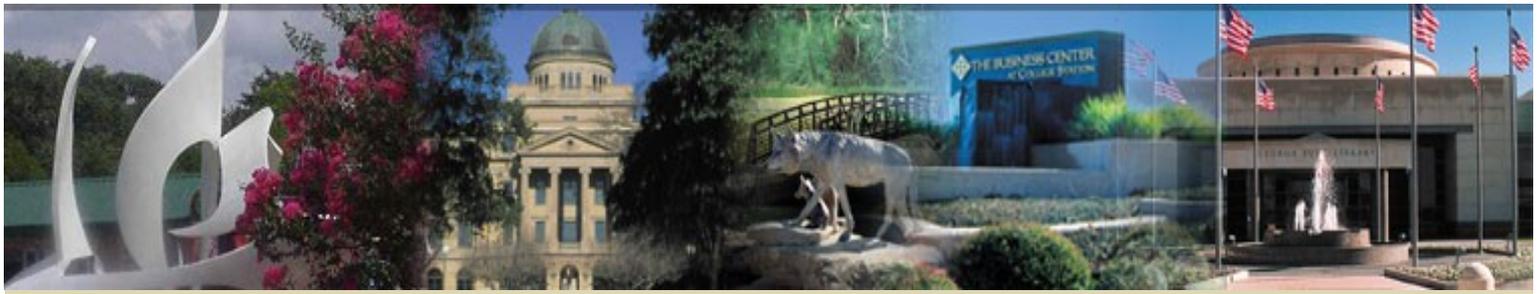
The code requires general-purpose receptacle outlets in all living areas of the dwelling unit, including bathrooms, laundry areas, hallways, and foyers to be tamper-resistant. In addition, this section prescribes the locations for receptacle outlets in basements, garages, outdoors at the front and back of the dwelling, and at all decks, porches, and balconies accessible from the dwelling unit. A recent addition to the code requires at least one receptacle outlet in any accessory building supplied with power. All receptacles installed in these locations are required to be listed as tamper-resistant. Previously, there was no exception to this rule, and even receptacles installed out of reach of children, such as those for garage door operators, were required to be tamper resistant.

New exceptions to the code recognized that receptacle outlets located in areas that are not accessible to small children do not need to be tamper-resistant. Receptacles located more than 5½ feet above the floor do not count as contributing to the required receptacle locations and generally are not required to be installed. When they are installed above the prescribed height they are out of reach for small children. This first exception commonly applies to receptacle outlets for garage door openers, but may also apply to receptacles for clocks, mantels, or wall-mounted home electronics. The second exception clarifies that the code does not intend to require tamper resistance for receptacles that are part of listed appliances or luminaries, and these receptacles typically are not accessible to children. Exception 3 allows receptacles that are not tamper-resistant to be located behind such appliances as refrigerators and freezers because these locations also are not accessible to children.

If you have any questions regarding these code provisions, contact the City of College Station Building Department at 764-3570.



Spring-loaded shutter mechanism allows plugs to enter but resists access to single-pronged items like keys, hairpins, or nails.



OUTDOOR DINING & ENTERTAINMENT OPTIONS CHANGE THE FACE OF COLLEGE MAIN

In recent months, the section of College Main Avenue between University Drive and Patricia Street has been transformed into a pedestrian mall area, incorporating several outdoor dining and entertainment venues.

This transformation was made possible, in part, by the University Drive and College Main pedestrian improvements in Northgate. It was also aided by recent changes to the City's development code. In April of this year, the City Council approved several code amendments specifically designed to enable this type of activity. For example, the Unified Development Ordinance was changed to relax the location of outdoor sales and display for businesses in Northgate, established a "permitted area" for outdoor dining and entertainment uses, and allow establishments to serve alcoholic beverages within the permitted area.

Several establishments along College Main quickly took advantage of the opportunity to extend their dining and entertainment area outside. Given the unique, pedestrian-friendly environment in Northgate and its proximity to Texas A&M University, we are excited about the opportunities these changes provide. We are equally excited to see how the changes to the City's code promoted development that conforms to our vision for the Northgate District.

For more information regarding the recent changes in the Northgate District, please contact Lance Simms at 979-764-3741 or via email at lsimms@cstx.gov.



College Main Before Pedestrian Improvements



College Main After Pedestrian Improvements



ANNUAL REVIEW OF UNIFIED DEVELOPMENT ORDINANCE

The Unified Development Ordinance (UDO) is one of the tools used to implement the City's Comprehensive Plan. The UDO regulates land use and the division and development of land in order to achieve the adopted goals and objectives of the Comprehensive Plan. Each year College Station performs an annual review of the UDO which provides an opportunity to look back at what has been accomplished over the preceding year and provides an overview of upcoming efforts to implement the Comprehensive Plan through the UDO. This year the review was coupled with the annual review of the Comprehensive Plan and held as a joint meeting of the City Council and Planning & Zoning Commission on October 25th.

An interactive report was created for the annual reviews and can be viewed at the [Department's webpage](http://cstx.gov/index.aspx?page=313). [link: <http://cstx.gov/index.aspx?page=313>] As described in the report, here is the list of ordinance amendments adopted over the past year: BioCorridor, Mobile Food Vending, NG-3 Residential Northgate, new Non-Residential Zoning Districts, Northgate Outdoor Dining, Parkland Dedication, Sidewalks, and Stormwater Regulations. The ordinances and additional details can be found on the [Recent Ordinance Amendments webpage](http://cstx.gov/index.aspx?page=3841). [Link: <http://cstx.gov/index.aspx?page=3841>]

Here are some ordinance amendment efforts that are anticipated over the coming year:

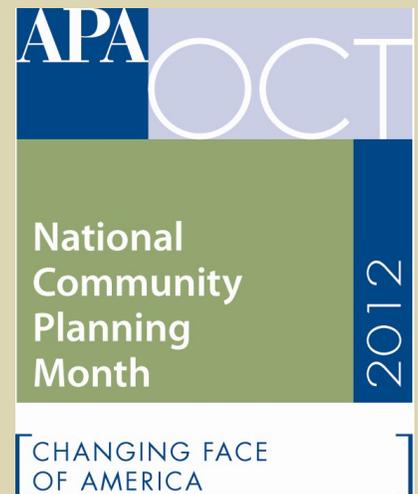
New Residential Zoning Districts – As developed with the guidance of a Planning & Zoning Commission subcommittee, new residential zoning districts will be created to align with both the nomenclature and the character direction provided in the Comprehensive Plan;

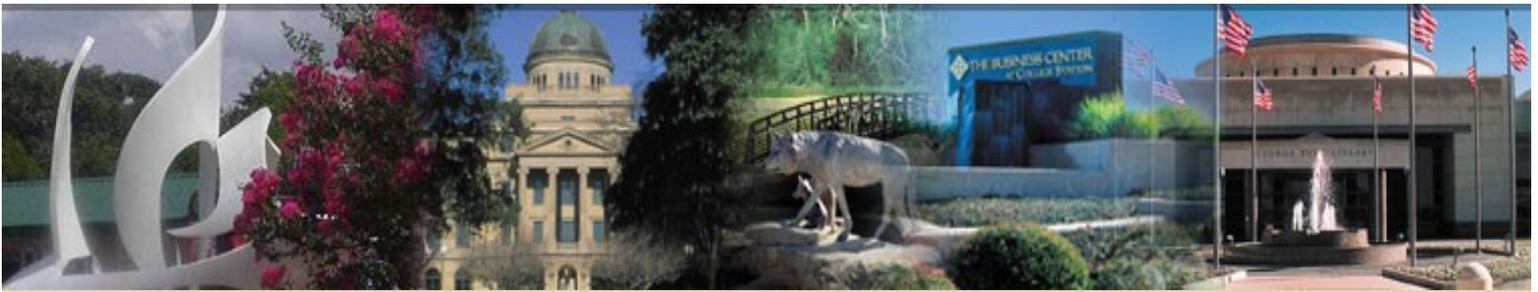
Medical District Coding – Form-based codes will be developed to provide the framework for the village center/urban core area of the recently adopted Medical District Master Plan;

Neighborhood Parking / High Density Single-Family Development Standards – As recommended by the Joint Neighborhood Parking Subcommittee of Council and Planning & Zoning Commission, potential amendments to address the needs and affects of high density single-family housing;

Platting & Replatting in Older Residential Subdivisions – An amendment to only require enhanced platting standards in older areas designated as Neighborhood Conservation in the Comprehensive Plan. In Area V of the Southside Area Neighborhood Plan, additional parking is also proposed for new single-family construction; and

Single-Family Overlay – Additional, more flexible single-family overlay preservation options will be sought to be added to the existing tools.





NEW STORMWATER ORDINANCES

The City of College Station is committed to keeping our creeks, streams and rivers clean from polluted stormwater runoff. The Storm Water Management Program (SWMP) was put in place to ensure that commitment. More recently, the locally-tailored **SWMP adopted two new ordinances** that specifically address stormwater regulations. These two ordinances include several objectives:

1. Regulating the contribution of pollutants into the City by any person or entity,
2. Prohibit illegal discharge and illegal connections into the MS4 drainage system,
3. Prevent nonstormwater discharges, generated as a result of spills, inappropriate dumping or disposal and;
4. Inspections, surveillance, monitoring and enforcement procedures necessary to ensure compliance with the MS4 permit for industrial and construction activity.



The new stormwater ordinances can be found at library.municode.com

Total Maximum Daily Load (TMDL) and Implementation Plan (I-Plan) Update

The **TMDL and I-Plan were simultaneously approved** by the TCEQ on August 22nd and the EPA on September 27th of this year. Also, Federal Grant 319(h) of the Clean Water Act was approved for surface water monitoring. Year 1 actions of the Implementation Plan are expected to begin this month. This includes:

1. Watershed monitoring,
2. Watershed source survey to identify contaminant loading source,
3. Development of watershed GIS information, and
4. Organization of volunteer monitoring group and monitoring program.

Training of department personnel begins this month and volunteer monitoring training is scheduled to kick off in the new year. More information on volunteer monitoring, the City's Stormwater Management Program, the TMDL, and the I-Plan can be found on the City's stormwater website at <http://www.cstx.gov/index.aspx?page=3792>. For more information contact Marcelo Arreola at marreola@cstx.gov or call 764-3015.

HELP SAVE OUR CREEKS!

PET
SCOOP THE POOP

CHEMICALS
PROPERLY DISPOSE

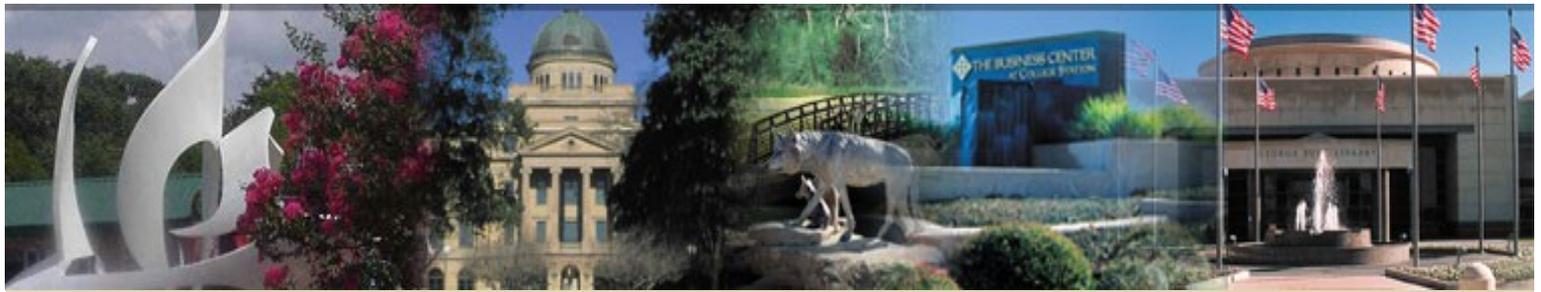
TRASH
TRASH YOUR TRASH

AUTO
RECYCLE FLUIDS

LAWN
FERTILIZE SPARINGLY

VOLUNTEER
JUST ASK HOW

brazoscleanwater.org



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.

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 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. An I-Vendor selling Christmas trees is allowed to operate from November 15th to December 31st. All sales are required to take place on an existing parking lot, in an area that does not interfere with fire lanes or obstruct traffic flow.

For more information on Itinerant Vendor permits or Christmas tree sales, please contact the Planner-On-Call.

