

# PLANNING & DEVELOPMENT SERVICES NEWSLETTER

MAY 2015



*Building a Better Community with You*

**POPULATION: THE MAY POPULATION ESTIMATE IS 102,646**

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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 979.764.3858 or [POC@cstx.gov](mailto:POC@cstx.gov).

**Q:** I have what looks like to be an abandoned alley way that runs beside my property and myself and my neighbor's property. How do I find out if I own this property, or if the City of College Station maintains it as public right-of-way/easement? What is the process I go through if I want to try to acquire this property?

**A:** To determine if these alleys are privately owned, check the original plat, or you title. If this property is included in your title in the legal description of the metes and bounds, then it is your property. If this property was deemed as an easement, which you will be able to see on the plat, then it is still maintained by the city for the use of the public. Feel free to call the P&DS office to double check this. We can also look and see if there are currently any utilities within the right-of-way easement.

If it is property that the city maintains for the public, and you would like to request that it be abandoned, you will need to submit an Abandonment of Public Right-Of-Way/ Easement Application. This application will need to include:

1. A sealed metes and bounds description of the area sought to be abandoned, prepared by a Registered Public Surveyor.
2. A copy of a plat or detailed sketch of that portion of the public right-of-way/ easement sought to be abandoned and the surrounding area to the nearest streets in all directions, showing the abutting lots and block, and the subdivision in which the above described right-of- way/easement is situated, together with the record owners of such lots.
3. The consent of all public utilities to the abandonment.
4. The consent of the City of College Station staff to the abandonment.
5. The consent of all the abutting property owner.

The application also has a few questions that need to be answered. After the application is complete, it can be submitted. The application will be reviewed by City Council, who has the final authority on abandonments.

An Abandonment of Public Right-Of-Way/ [Easement Application](#) can be obtained on and submitted through eTrakit at , <https://etrakit.cstx.gov/etrakit3/>, or at the P&DS office. For additional information regarding accessory structures or other standards, please contact the Planner-on-Call.



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## BUILDING PERMIT TOTALS:

<i>Month of May 2015</i>						<i>Month of May 2014</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	5	0	1,250	0	\$58,450.00	0		
ADDITION	7	1	23,664	5110	\$1,123,875.00	5	5	\$254,900.00
COMMERCIAL NEW	8	88	111,578	39747	\$13,007,748.00	12		\$28,048,856.00
DEMOLITION	5	0	0	0	\$0.00	2	1	\$9,500.00
MULTI-FAMILY	0					10	300	\$33,034,000.00
OTHER STRUCTURES	1	0	0	0	\$7,500.00	0		
POOL	7	0	0	0	\$250,000.00	13		\$538,130.00
REMODEL / RENOVATION	19	2	29,184	17878	\$414,257.26	21		\$868,732.00
REROOF	6	0	0	0	\$33,900.00	3		\$10,700.00
RESIDENTIAL	79	84	242,108	184827	\$16,328,360.24	62	63	\$11,983,469.00
SIGN	14	0	0	0	\$0.00	20		\$0.00
SLAB ONLY	1	0	0	0	\$100,000.00	1		\$20,000.00
<b>TOTALS</b>	<b>152</b>	<b>175</b>	<b>407,784</b>	<b>247,562</b>	<b>\$31,324,090.50</b>	<b>149</b>	<b>369</b>	<b>\$74,768,287.00</b>

<i>January 01, 2015 - May 31, 2015</i>						<i>January 01, 2014 - May 31, 2014</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	9	0	1,958	0	\$95,950.00	9		\$176,550.00
ADDITION	31	4	52,654	12,769	\$1,960,090.00	30	5	\$1,258,832.00
COMMERCIAL NEW	29	88	257,194	129,891	\$32,542,025.00	37	88	\$40,212,167.00
DEMOLITION	41	15	37,628	0	\$277,700.00	23	17	\$147,700.00
MULTI-FAMILY	12	161	272,131	147,540	\$18,311,026.00	53	703	\$56,084,421.00
OTHER STRUCTURES	2	0	0	0	\$10,000.00	0		
POOL	31	0	5,381	0	\$1,751,325.00	31		\$1,446,972.00
REMODEL / RENOVATION	70	8	371,679	232,969	\$6,912,981.26	93	15	\$8,751,900.00
REROOF	27	0	0	0	\$201,980.00	20		\$696,317.00
RESIDENTIAL	454	462	1,273,760	969,554	\$82,602,294.24	376	383	\$61,942,565.00
SIGN	69	0	4,574	0	\$80.00	92		\$0.00
SLAB ONLY	59	0	146,352	0	\$816,318.00	9		\$2,578,664.00
<b>TOTALS</b>	<b>834</b>	<b>738</b>	<b>2,423,311</b>	<b>1,492,723</b>	<b>\$145,481,769.50</b>	<b>773</b>	<b>1,211</b>	<b>\$173,296,088.00</b>

### Tracking the Numbers

#### New Single-Family Homes:

↑ YTD - 1 yr      ↑ YTD - 2 yr  
 18%                      49%

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

#### New Commercial:

↓ YTD - 1 yr      ↑ YTD - 2 yr  
 - 22%                      21%

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

#### Total Permits:

↑ YTD - 1 yr      ↑ YTD - 2 yr  
 8%                              21%

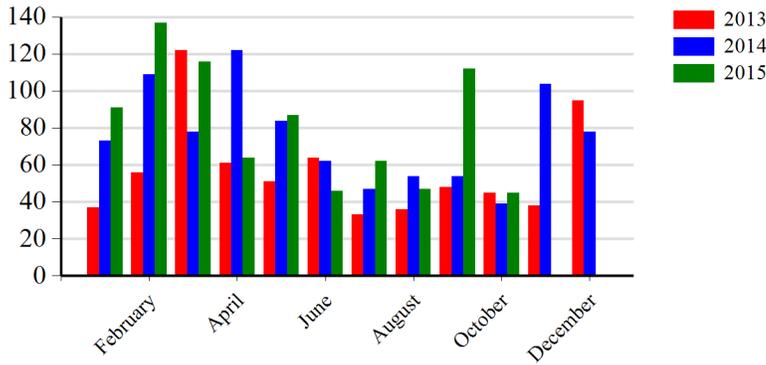
Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, May 2014, and increased when compared with two years ago, May 2013.



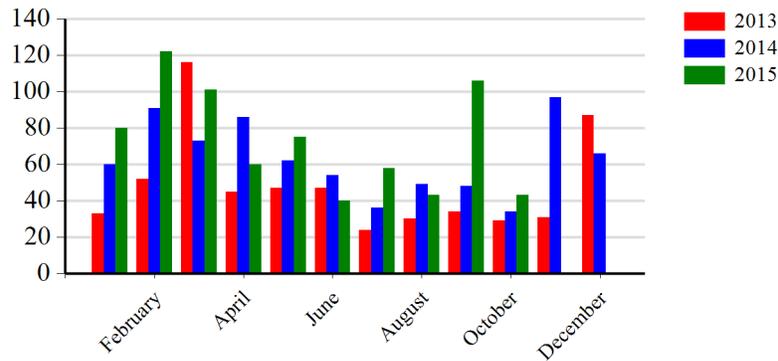
**PERMITS BY TYPE  
YEAR TO DATE**

Type of Permit	Permit	Unit	Amount
COMMERCIAL NEW	29	88	\$32,542,025.00
MULTI-FAMILY	12	161	\$18,311,026.00
REMODEL / RENOVATION	29	4	\$6,119,152.26
RESIDENTIAL	314	326	\$64,765,862.24

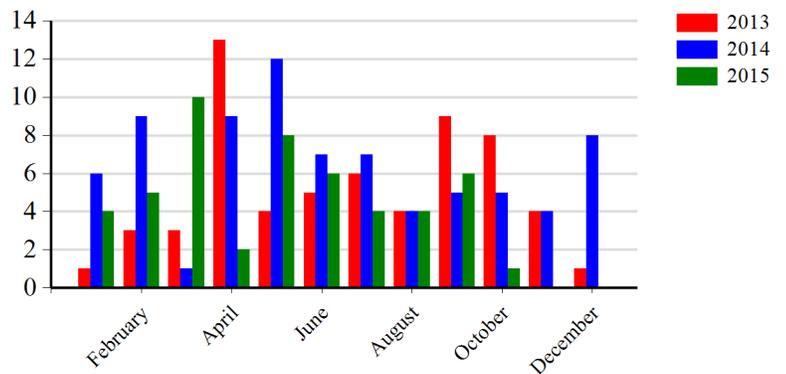
**TOTAL PERMITS  
3 YEAR - COMPARSION BY MONTH**



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



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





## 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
<b>TOTAL</b>	<b>2,461</b>	<b>1,609</b>	<b>1,191</b>	<b>978</b>	<b>162</b>	<b>27</b>	<b>42</b>	<b>6,470</b>



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)	55	\$12,261,488
Townhomes	22	\$2,988,396
Duplex	2	\$527,376