

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

NOVEMBER 2015



Building a Better Community with You

POPULATION: THE NOVEMBER POPULATION ESTIMATE IS 105,379

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PLANNER-ON-CALL FREQUENTLY ASKED QUESTIONS

The Planner-on-Call system helps over 2,000 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.

Q: I own a local business in town and I would like to hold a tailgate during A&M Football season so fans can come and watch the game. It would be outside under a tent in the parking lot, where a TV would be set-up to watch the game. Would something like this require approval by the city?

A: Events held outdoors that are open to the general public and expect over 250 participants require a Special Event Permit. Such events can be held up to 15 days or 150 hours during the year, whichever is greater. If the event is located in Northgate and involves the sale or consumption of alcohol, the event is only permitted for 3 days and a TABC license must be provided.

In addition to completing a Special Event Permit application, there are additional documents needed for review of the event. A site plan that shows the location of temporary structures such as tents, adjacent structures, drive aisles and parking spaces, fire lanes and hydrants, trash receptacles, and all other items that are existing or to be used in association with the event. When tents are used in a special event, a tent layout is required that shows tables, chairs, electrical wiring, aisles, fire extinguishers, and any other items within the tent. It is important to note that a tent over 400 square feet is required to be at least 20 feet from any lot line, building, other tent, or parked vehicles. A permit bond and insurance policy must be provided with the application. These are necessary to ensure that all participants and property is protected in the event of injury or damage.

The application is reviewed by various City Departments, including Police, Fire, Public Works and Planning & Development Services. Once all departments have approved the application, the Building Official may issue a permit for the event. Inspection of the site and temporary structures is required by the Fire Marshal's Office prior to opening the event to the public. Due to this process it is recommended that the application be submitted well in advance.

The application can be found on the City website, www.cstx.gov/applications or in the Planning & Development Service office. For more information on Special Event Permits, please reference Chapter 4, Section 4 of the Code of Ordinances. For more information on Itinerant Vendor permits or Christmas tree sales, please contact the Planner-On-Call.



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

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BUILDING PERMIT TOTALS:

Month of November 2015						Month of November 2014		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	4	0	1,968	0	\$35,000.00	1		\$60,000.00
ADDITION	4	2	1,356	856	\$188,000.00	8		\$337,525.00
COMMERCIAL NEW	1	0	8,830	4432	\$1,050,000.00	4	432	\$2,574,375.00
DEMOLITION	5	7	0	0	\$0.00	7	6	\$277,000.00
MULTI-FAMILY	6	50	77,247	73724	\$4,947,395.01	0		
POOL	3	0	0	0	\$120,000.00	2		\$82,000.00
REMODEL / RENOVATION	27	168	94,272	94966	\$450,066.00	12		\$458,192.00
REROOF	3	0	0	0	\$20,600.00	2		\$7,000.00
RESIDENTIAL	57	61	173,694	137820	\$11,523,963.86	100	102	\$14,856,399.00
SIGN	10	0	0	0	\$0.00	16		\$0.00
SLAB ONLY	24	0	75,131	0	\$971,763.40	0		
TOTALS	144	288	432,498	311,798	\$19,306,788.27	152	540	\$18,652,491.00

January 01, 2015 - November 30, 2015						January 01, 2014 - November 30, 2014		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	27	0	6,169	0	\$237,590.00	23		\$665,610.00
ADDITION	63	15	101,287	34,915	\$4,135,020.00	70	6	\$4,314,157.00
COMMERCIAL NEW	50	89	355,241	211,411	\$41,800,025.00	69	520	\$50,041,512.00
DEMOLITION	90	89	37,628	0	\$277,700.00	47	34	\$1,088,400.00
MULTI-FAMILY	18	222	349,378	221,264	\$23,258,421.01	58	812	\$70,842,346.00
OTHER STRUCTURES	6	0	0	0	\$293,389.00	0		
POOL	59	0	17,381	0	\$4,016,402.00	54		\$2,390,753.00
REMODEL / RENOVATION	299	220	1,073,620	588,196	\$15,510,786.62	167	15	\$13,652,331.00
REROOF	87	0	0	0	\$527,046.99	47		\$910,879.00
RESIDENTIAL	802	830	2,233,884	1,735,270	\$146,848,176.10	699	711	\$121,745,974.00
RESIDENTIAL ACCESSORY	1	0	1,100	0	\$30,000.00	0		
SIGN	164	0	4,766	0	\$1,080.00	200		\$0.00
SLAB ONLY	207	0	595,134	0	\$5,115,646.07	43		\$3,600,022.00
TOTALS	1873	1465	4,775,588	2,791,056	\$242,051,282.79	1477	2,098	\$269,251,984.00

Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr ↑ YTD - 2 yr
 13% 60%

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

New Commercial:

↓ YTD - 1 yr ↓ YTD - 2 yr
 - 28% - 17%

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

Total Permits:

↑ YTD - 1 yr ↑ YTD - 2 yr
 27% 43%

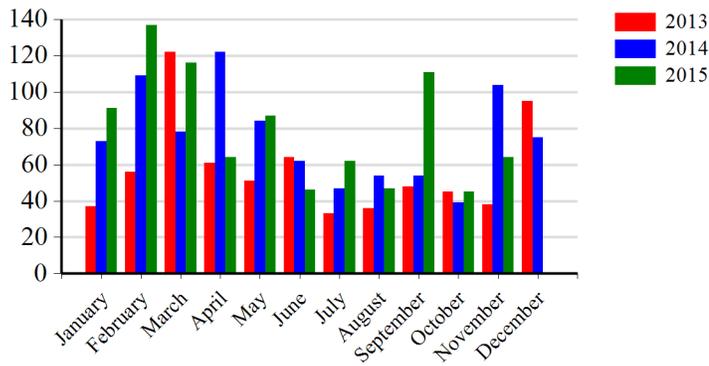
Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, November 2014, and increased when compared with two years ago, November 2013.



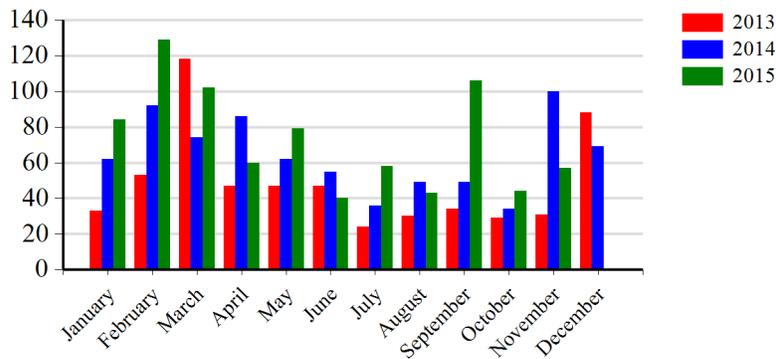
**PERMITS BY TYPE
YEAR TO DATE**

Type of Permit	Permit	Unit	Amount
COMMERCIAL NEW	50	89	\$41,800,025.00
MULTI-FAMILY	18	222	\$23,258,421.01
REMODEL / RENOVATION	299	220	\$15,510,786.62
RESIDENTIAL	802	830	\$146,848,176.10

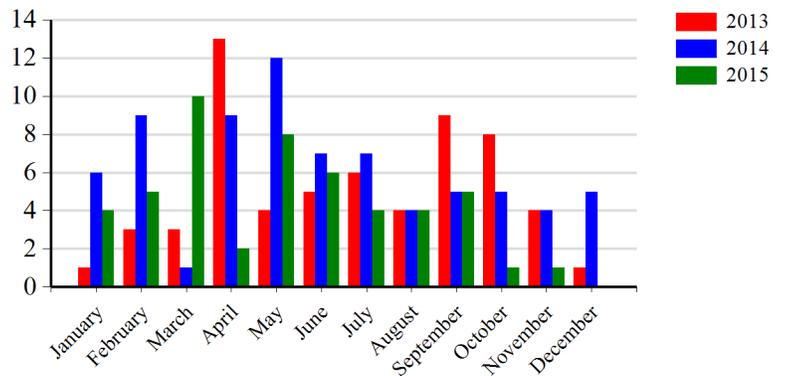
**TOTAL PERMITS
3 YEAR - COMPARISON BY MONTH**



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



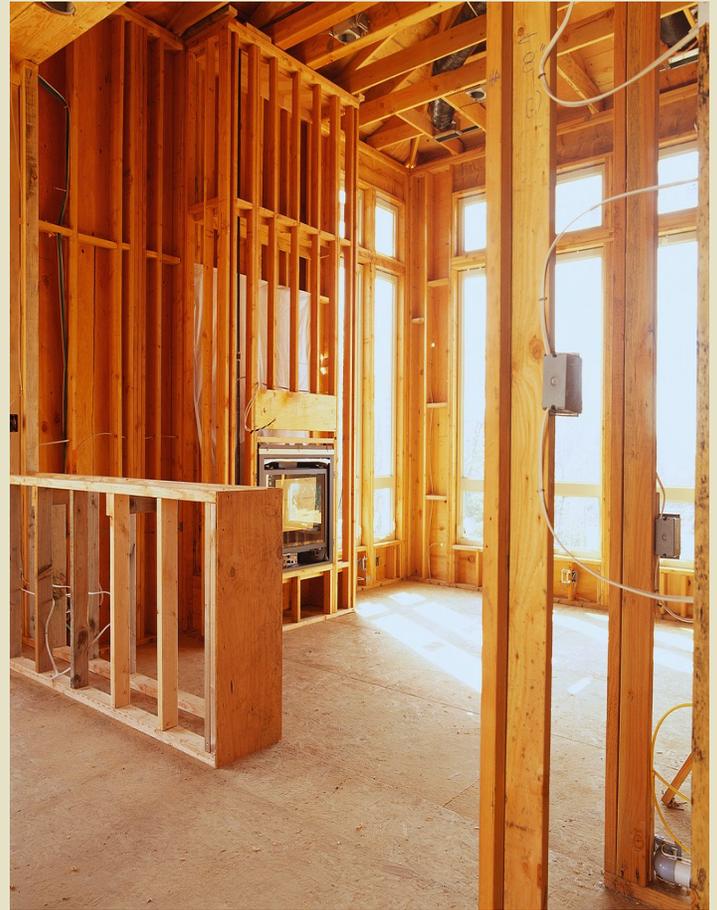
**NEW COMMERCIAL PERMITS
3 YEAR - COMPARISON BY MONTH**





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)	80	\$15,634,651
Townhomes	0	\$0
Duplex	4	\$1,052,752



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
JUNE	651	377	422	307	81	16	21	1,875
JULY	652	486	456	324	0	22	21	1,961
AUGUST	550	320	303	232	0	23	18	1,446
SEPTEMBER	441	344	249	207	41	26	9	1,317
OCTOBER	469	338	209	183	44	27	4	1,274
NOVEMBER	391	266	191	185	31	25	7	1,096
TOTAL	5,615	3,740	3,027	2,416	359	493	109	15,759