

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

DECEMBER 2015



Building a Better Community with You

POPULATION: THE DECEMBER POPULATION ESTIMATE IS 106,465

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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'm interested in opening a bar in town, but not sure where it is permitted. There are several bars in Northgate but I would like to look at locations around the city. Can you provide me more information?

A: It is possible to locate a bar in other areas of the City, aside from Northgate. The GC General Commercial and WPC Wolf Pen Creek zoning districts allow bars when approved with a Conditional Use Permit. A Conditional Use Permit application is submitted to Staff for review, presented to the Planning & Zoning Commission for recommendation and then final action is made by City Council. Property owners within 200 feet of the proposed location are notified by mail of the public hearing at the Planning & Zoning Commission and City Council meetings.

When a Conditional Use Permit is submitted to Staff and considered at the public hearing, it is reviewed using the following criteria, as outlined and described in Section 12-3.16 of the Unified Development Ordinance (UDO):

1. Purpose and Intent of UDO
2. Consistency with Comprehensive Plan
3. Compatibility with Surrounding Area
4. Harmonious with Character of Surrounding Area
5. Infrastructure Impacts Minimized
6. Effects on Environment

These criteria should be taken into consideration when choosing a location for a potential bar, whether it is in an existing tenant space or building on a vacant lot. Given the nature of a bar, they are not typically compatible in areas that are primarily residential or in commercial spaces with limited parking. In addition to the Conditional Use Permit, the City Code of Ordinances prohibits the sales of alcoholic beverages within 300 feet of any church, public school, or public hospital.

In Northgate, bars are allowed in two zoning districts without a Conditional Use Permit; Core Northgate (NG-1) and Transitional Northgate (NG-2).

The application can be found on the City website, www.cstx.gov/applications, [eTRAKiT](#), or in the Planning & Development Service office. For more information on where a bar can locate in the City of College Station, please contact the Planner-On-Call.



CITY OF COLLEGE STATION
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Multi-Family Parkland Dedication Ordinance Changes

On December 10, 2015, College Station amended the Unified Development Ordinance (UDO) to require parkland dedication be assessed based on the number of bedrooms in a multi-family project instead of the number of dwelling units.

During the development of the multi-family zoning districts, development community stakeholders identified several potential ordinance amendments aimed at “leveling the playing field” for multi-family developments, including parkland dedication assessment on a per bedroom basis. At the direction of the Planning & Zoning Commission and the Parks & Recreation Advisory Committee, staff created an ordinance intended to remove the ordinance bias toward multi-bedroom dwelling units.

College Station’s parkland dedication requirement is based on several assumptions including a desired level of service, the average cost to purchase and develop parkland, and the average persons per household (2.38 persons), as determined by the 2010 Census. Prior to the amendment, parkland dedication fees were assessed based on the number of dwelling units in a multi-family project, regardless of the total number of bedrooms. With a “by-the-dwelling-unit” assessment, all multi-family units paid the same parkland dedication fees. Multi-family developers constructing units with fewer bedrooms than the Census average paid more per bedroom than the multi-family developers that constructed units with more bedrooms than the Census average.

The ordinance amendment affects UDO Section 12-8.8 “Requirements for Park Land Dedication” by amending Appendix I “Park Land Dedication and Development Fees.” Since the current fees were established assuming an average of 2.38 persons per household (Census Bureau), the amendment assumed that the previous “per dwelling unit” requirement can be divided by 2.38 resulting in a per person or per bedroom fee for multi-family projects of \$687 per bedroom instead of the previous \$1,636 per dwelling unit. Both land dedication and fee-in-lieu of land dedication requirements are proposed to be amended. No assumptions, including land cost or development cost, have been amended or updated with this proposal.

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
DECEMBER	507	301	240	193	39	20	6	1,306
TOTAL	6,122	4,041	3,027	2,609	398	513	115	16,825



BUILDING PERMIT TOTALS:

Month of December 2015						Month of December 2014		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	1	0	448	0	\$20,000.00	1		\$4,000.00
ADDITION	1	0	4,790	4790	\$280,000.00	0		
COMMERCIAL NEW	9	0	166,796	102724	\$10,567,136.00	5		\$3,804,000.00
DEMOLITION	4	14	0	0	\$0.00	14	2	\$33,700.00
MULTI-FAMILY	11	68	119,853	110638	\$7,349,716.00	1	9	\$849,121.00
POOL	5	0	0	0	\$935,000.00	4		\$193,000.00
REMODEL / RENOVATION	49	122	210,421	209601	\$2,456,271.36	7		\$166,013.00
REROOF	9	0	0	0	\$44,087.00	10		\$227,500.00
RESIDENTIAL	100	119	270,867	233530	\$16,767,462.70	69	72	\$11,018,993.00
SIGN	12	0	0	0	\$0.00	11		\$0.00
SLAB ONLY	53	0	110,009	0	\$1,527,366.20	2		\$1,275,000.00
TOTALS	254	323	883,184	661,283	\$39,947,039.26	124	83	\$17,571,327.00

January 01, 2015 - December 31, 2015						January 01, 2014 - December 31, 2014		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	28	0	6,617	0	\$257,590.00	24		\$669,610.00
ADDITION	64	15	106,077	39,705	\$4,415,020.00	70	6	\$4,314,157.00
COMMERCIAL NEW	59	89	522,037	314,135	\$52,367,161.00	74	520	\$53,845,512.00
DEMOLITION	94	103	37,628	0	\$277,700.00	61	36	\$1,122,100.00
MULTI-FAMILY	29	290	469,231	331,902	\$30,608,137.01	59	821	\$71,691,467.00
OTHER STRUCTURES	6	0	0	0	\$293,389.00	0		
POOL	64	0	17,381	0	\$4,951,402.00	58		\$2,583,753.00
REMODEL / RENOVATION	348	342	1,284,041	797,797	\$17,967,057.98	174	15	\$13,818,344.00
REROOF	96	0	0	0	\$571,133.99	57		\$1,138,379.00
RESIDENTIAL	902	949	2,504,751	1,968,800	\$163,615,638.80	768	783	\$132,764,967.00
RESIDENTIAL ACCESSORY	1	0	1,100	0	\$30,000.00	0		
SIGN	176	0	4,766	0	\$1,080.00	211		\$0.00
SLAB ONLY	260	0	705,143	0	\$6,643,012.27	45		\$4,875,022.00
TOTALS	2127	1788	5,658,772	3,452,339	\$281,998,322.05	1601	2,181	\$286,823,311.00

Tracking the Numbers

New Single-Family Homes:

↑ YTD - 1 yr ↑ YTD - 2 yr
 14% 50%

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

New Commercial:

↓ YTD - 1 yr ↓ YTD - 2 yr
 - 20% - 3%

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

Total Permits:

↑ YTD - 1 yr ↑ YTD - 2 yr
 33% 44%

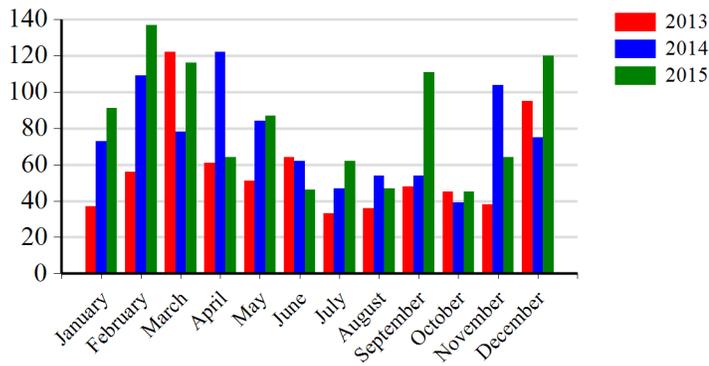
Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, December 2014, and increased when compared with two years ago, December 2013.



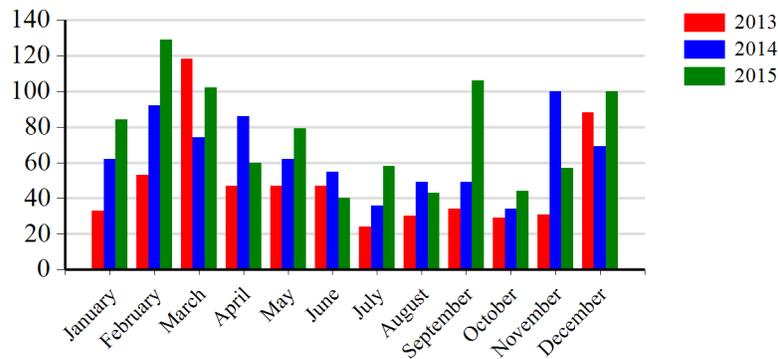
**PERMITS BY TYPE
YEAR TO DATE**

Type of Permit	Permit	Unit	Amount
COMMERCIAL NEW	59	89	\$52,367,161.00
MULTI-FAMILY	29	290	\$30,608,137.01
REMODEL / RENOVATION	348	342	\$17,967,057.98
RESIDENTIAL	902	949	\$163,615,638.80

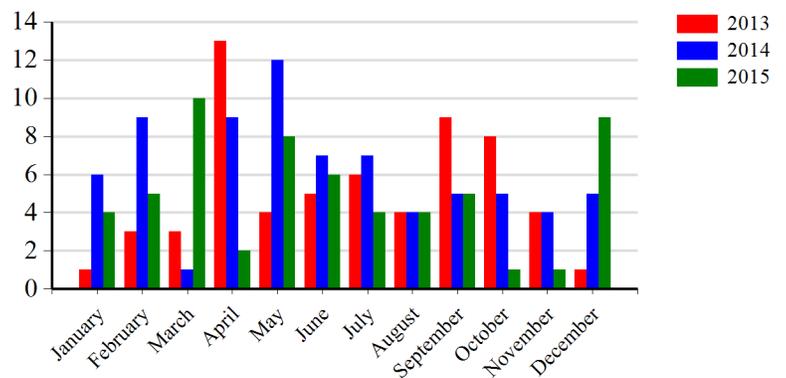
**TOTAL PERMITS
3 YEAR - COMPARIION BY MONTH**



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



**NEW COMMERCIAL PERMITS
3 YEAR - COMPARIION 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)	45	\$8,711,475
Townhomes	37	\$4,509,720
Duplex	18	\$3,546,268

New Building Codes Adopted

The City of College Station Building Division, as of January 1, 2016, is operating under the 2015 International Codes and 2014 National Electrical Code (NEC). The family of International Codes consists of the following:

- International Building Code
- International Residential Code
- International Fire Code
- International Mechanical Code
- International Plumbing Code
- International Fuel Gas Code
- International Energy Conservation Code
- International Property Maintenance Code
- International Existing Building Code



The NEC is published by the National Fire Protection Association. The International Code Council and National Fire Protection Association issue updated codes every three years. The code modifications help clarify intent, recognize new construction methods and materials, and improve the minimum requirements designed to safeguard the public health, safety, and general welfare.

The code adoption process is a lengthy one, involving reviewing/considering the proposed code editions, and presenting each proposed code and code amendments to the Construction Board for their consideration prior to the codes being presented to City Council for adoption. Staff also met with local builders and contractors to discuss upcoming changes to codes and how those changes may affect the construction and inspections processes.

For more information on these new codes, contact Brian Binford at bbinford@cstx.gov or at 979-764-3803

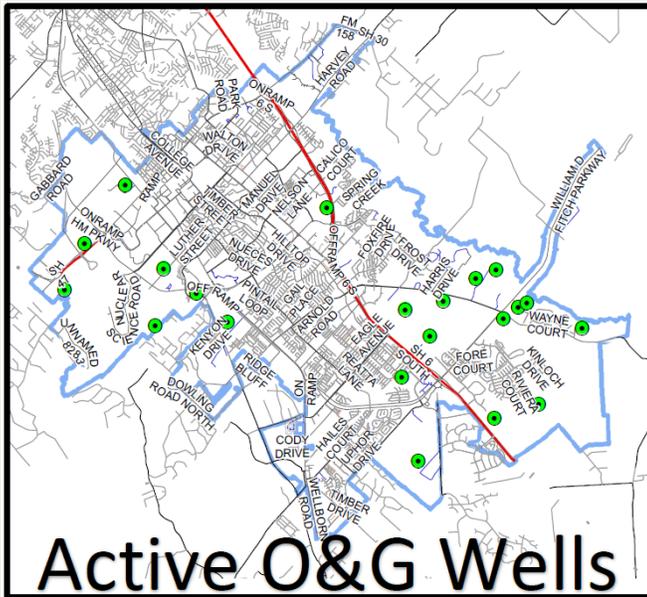
City of College Station enters an Interlocal Agreement with the City of Fort Worth to provide Oil and Gas Well Site Contract Inspection

The Texas Railroad Commission (RRC), through its Oil and Gas Division, regulates the oil and natural gas industry for Texas. City of College Station Oil and Gas regulations are intended to supplement the RRC regulations. In early 2015, the City of College Station adopted new Oil and Gas regulations that allow the City to retain independent contract oil and natural gas well inspections, as well as pass on all associated costs to the associated operators of the oil and gas wells being inspected.

There are currently 21 active wells within city jurisdiction to be inspected, as well as a handful of oil and natural gas well permits under review. City regulations typically require four inspections for each *new* well including: at start-up, fracking stage, initial production, and at Six months of production, followed by an annual inspection for each *existing* well. Additionally, there may arise a need for immediate or possibly emergency inspections.



Texas Local Government Code authorizes local government entities to form Interlocal Agreements (ILAs) for the performance of governmental functions, including administrative functions such as the inspection of oil and natural gas production and operation facilities.



The City of Fort Worth has similar local oil and gas regulations. With experienced staff and equipment, they regulate over 2,000 wells within the Fort Worth city limits. Several Texas cities and entities have entered into ILAs for well-site inspections with the City of Fort Worth. As the external contract inspector, they provide additional expertise and specialty equipment specific to the oil and gas industry, as well as provide experience from a municipal regulator perspective.

In Fall 2015, the Cities of College Station and Fort Worth entered into an -site inspection for College Station. Each city has determined that this ILA is in the common interest of both parties and that the division of costs fairly compensates the performing party for the services of functions to be provided under this agreement. This agreement authorizes the Fort Worth to perform oil and natural gas site inspections and related services in College Station and establishes related fees. Under the agreement, Fort Worth will inspect sites and provide written findings and recommendations to the City of College Station. The City of College Station will remain responsible for all related local enforcement, permitting, etc. There is no associated cost to the City of College Station for this contract inspection as this is a pass-through cost to the oil and natural gas well operator.

Fort Worth has conducted an initial annual inspection of the active wells associated with the local annual permit renewals. We were pleased this inspection, like previous years' inspections, only identified routine maintenance items. We are working with the operators to address all items.

The City of College Station has employed Donnie Willis, Engineering Inspector, for a number of years and has recently hired Debbie Stickles, Engineering Projects Specialist. Debbie previously worked as an Oil and Gas Field Inspector for the Texas Railroad Commission. Please contact our office at 979-764-3570 if you have related questions.