

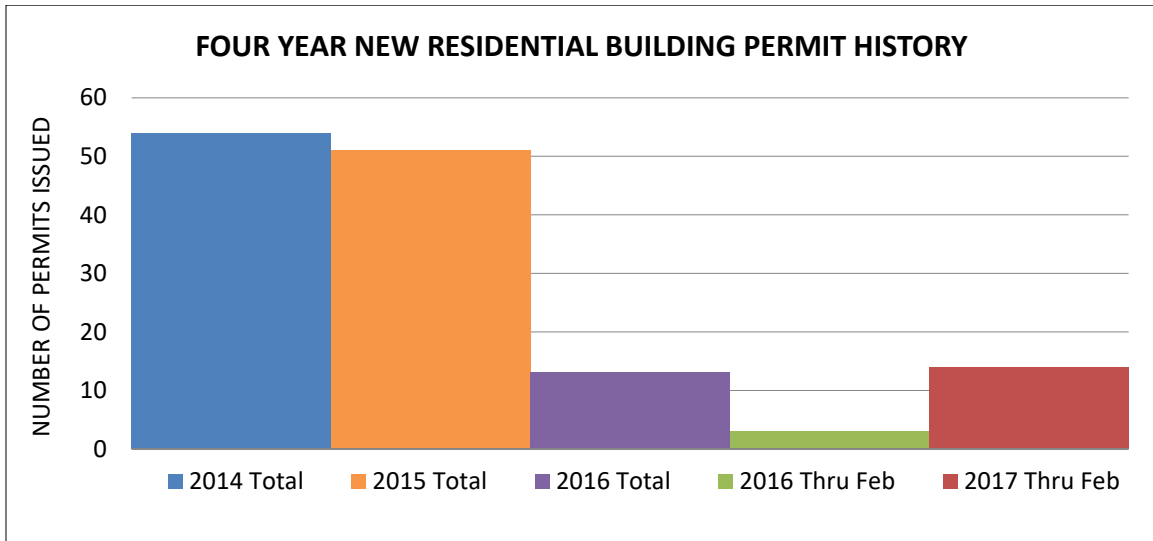
Council MONTHLY REPORT

DEPARTMENT: Building Department

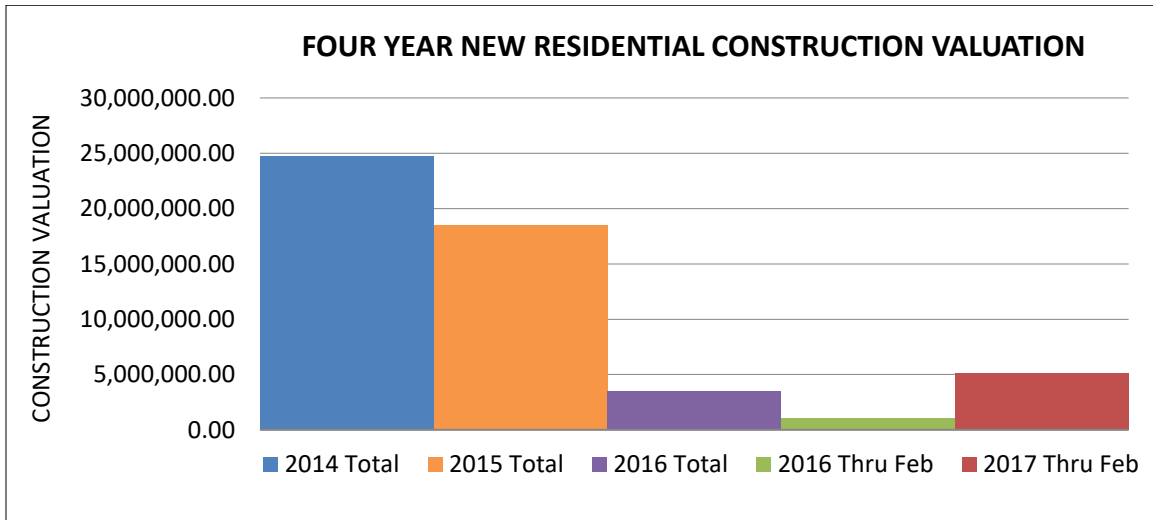
MONTH: FEBRUARY 2017

COMMUNITY DEVELOPMENT

During February 2017 the City issued eight new permits for new residential homes compared to one during February 2016 and eight during February 2015. New residential houses are up 78% YTD compared to 2016. The chart below compares residential permits issued from January 2014 to current year.



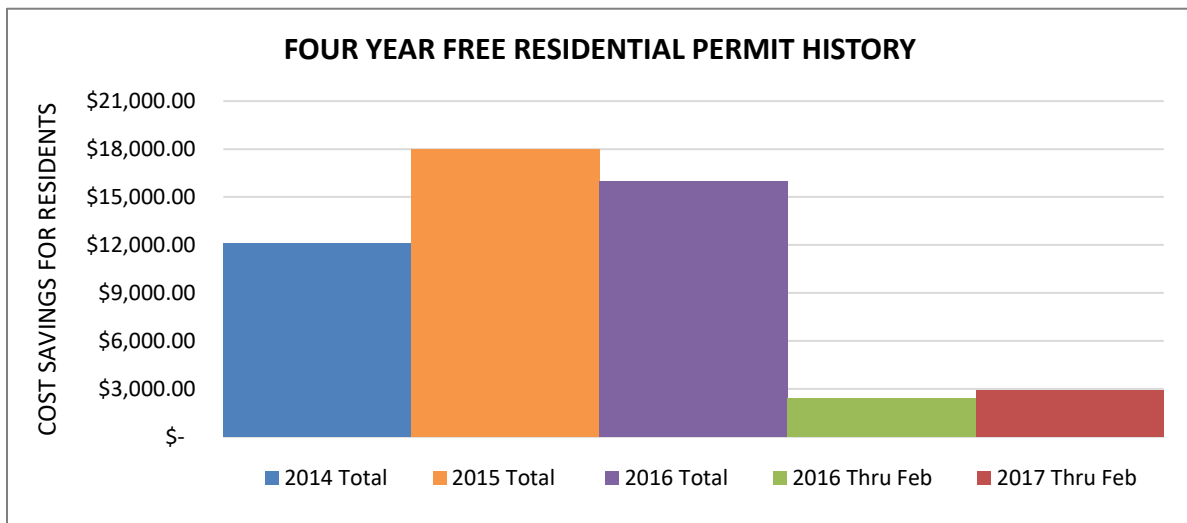
The residential construction value is based on the contractors' declared construction cost. During February 2017 the residential contractors' valuation is \$2,978,118.00 compared to \$559,990.00 during February 2016 and \$3,288,870.00 during February 2015. The chart compares new residential construction valuation data from January 2014 to current year.



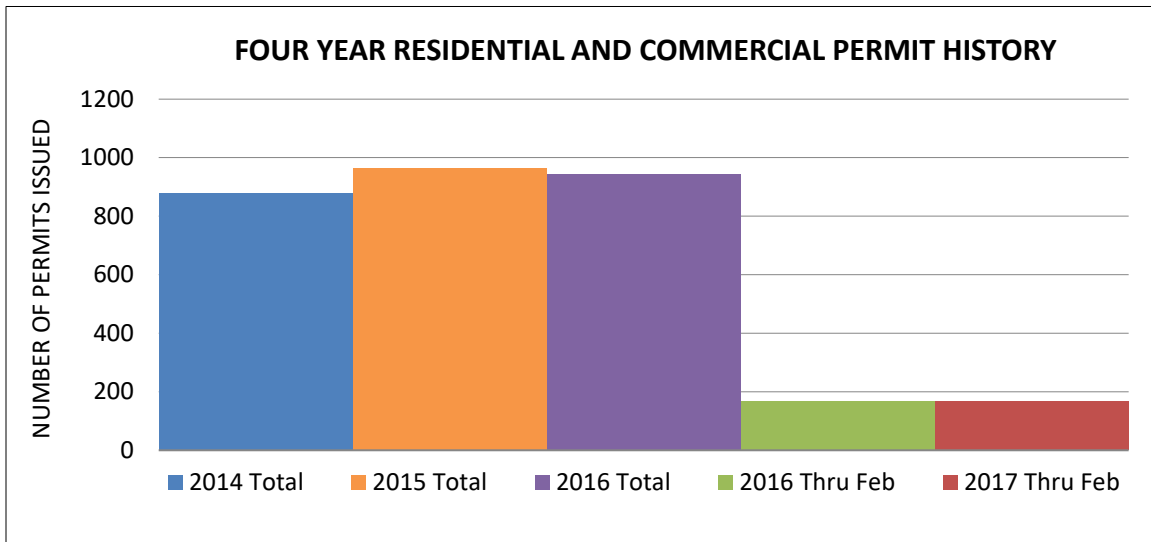
The table below shows the residential development and each subdivisions overall completion rate. Shenandoah has a total of 1,181 lots in the residential subdivisions and is currently at 84% built out. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

Residential Subdivision Development					
	Total Lots	Open permits	Vacant Lots	Completed	Percentage Completed
Parkgate Reserve	58	0	1	57	98%
Tuscany Woods	101	0	1	100	99%
Malaga Forest	36	2	11	23	64%
Reserve at Grogan's Mill	42	2	2	38	90%
Marion	44	5	5	34	77%
Silverwood Ranch	80	0	0	80	100%
Grogans Forest	128	0	0	128	100%
Shenandoah Valley	506	0	3	503	99%
Lily	62	6	44	12	19%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	10	69	13	14%
CITY TOTAL	1181	25	168	988	84%

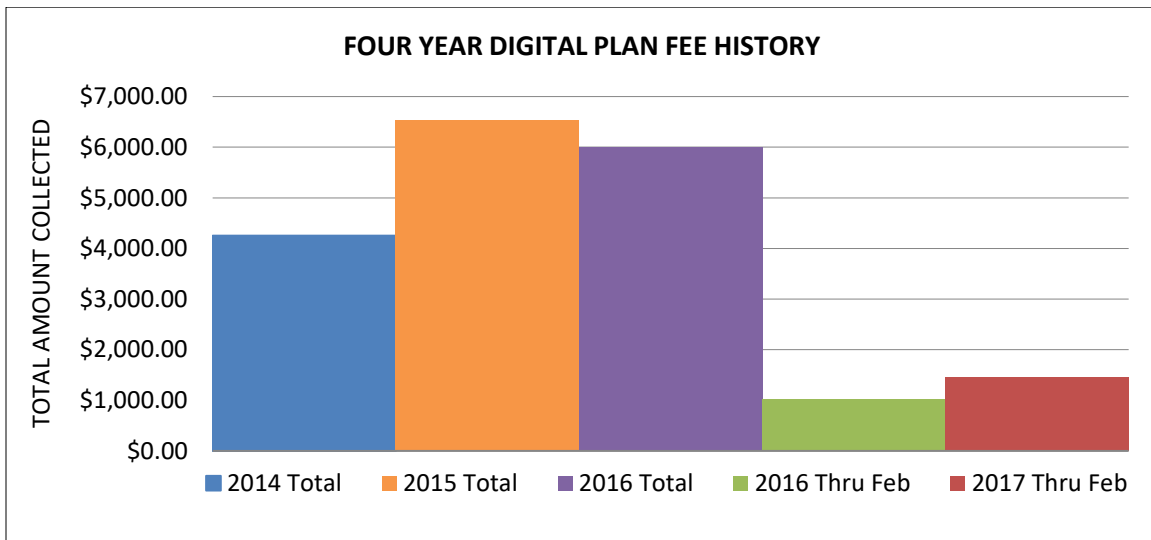
In January 2013 the City implemented free permits for residential remodels under \$50,000.00. This also includes roofs, irrigation, and pools. In February 2017 the City issued 16 free permits for residential improvements. The total savings to residents from January 2013 to current is \$59,300.00.



During February 2017 the City issued 83 residential and commercial permits as compared to 77 during February 2016 and 63 during February 2015. The chart below compares all residential and commercial permits issued from January 2014 to current year.



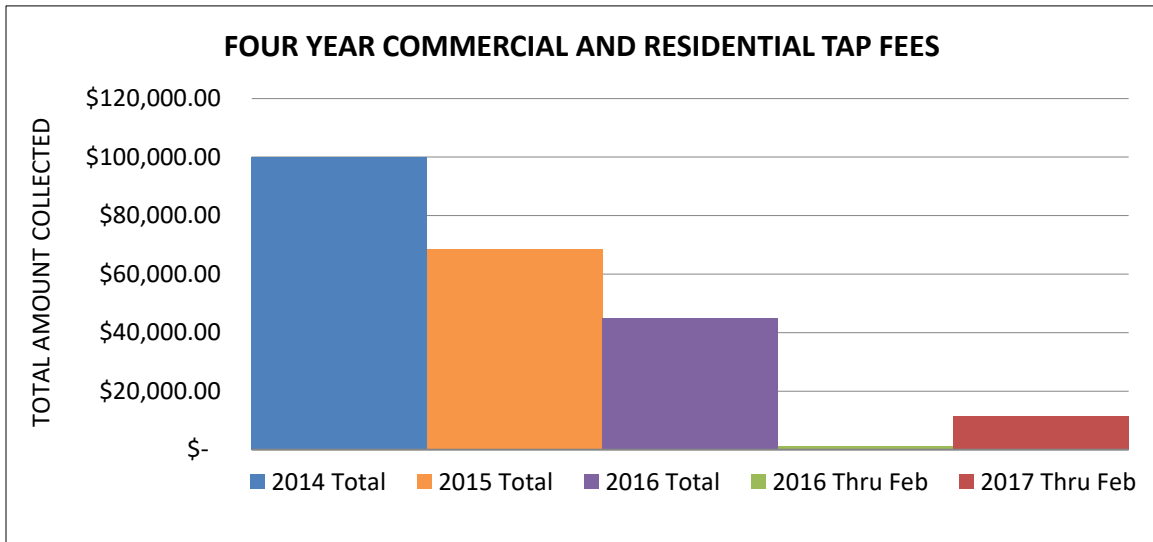
In May 2014 the City implemented a digital plan review process to provide better service for the contractors. Prior to this implementation contractors were required to bring in four paper sets of plans which cost a tremendous amount of money to print. Staff came up with the concept to start accepting plans digital and charge a nominal fee depending on the number of pages submitted for review. During February 2017 the City collected \$705.00 for digital plan review fees compared to \$380.00 during February 2016 and \$896.00 during February 2015. Since its inception in May of 2014 the City has collected \$18,228.84. The chart below outlines the fees collected for the digital plan review from May 2014 to current year.



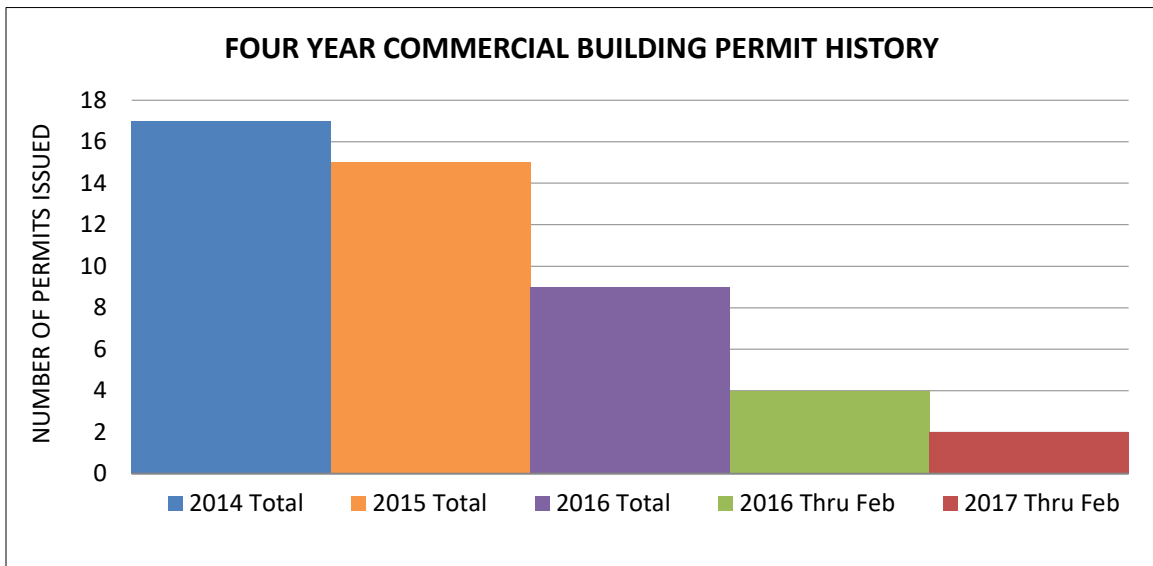
The digital plan review fee is used to purchase equipment and enhance the digital plan review process to provide better, faster customer service. In February 2017 the City had no purchases from the digital plan review account. The digital plan review fee balance is \$4,548.18. The chart below outlines the digital plan review revenue and the expenses.

Four Year Digital Plan Review History					
	FY 2013-2014	FY 2014-2015	FY 2015-2016	FY 2016-2017	Balance
Total Revenue	\$2,076.00	\$7,047.00	\$6,095.84	\$3,010.00	
Total Expenses	\$5,306.42	\$3,344.25	\$5,029.99	\$0.00	
Total	-\$3,230.42	\$3,702.75	\$1,065.85	\$3,010.00	4,548.18

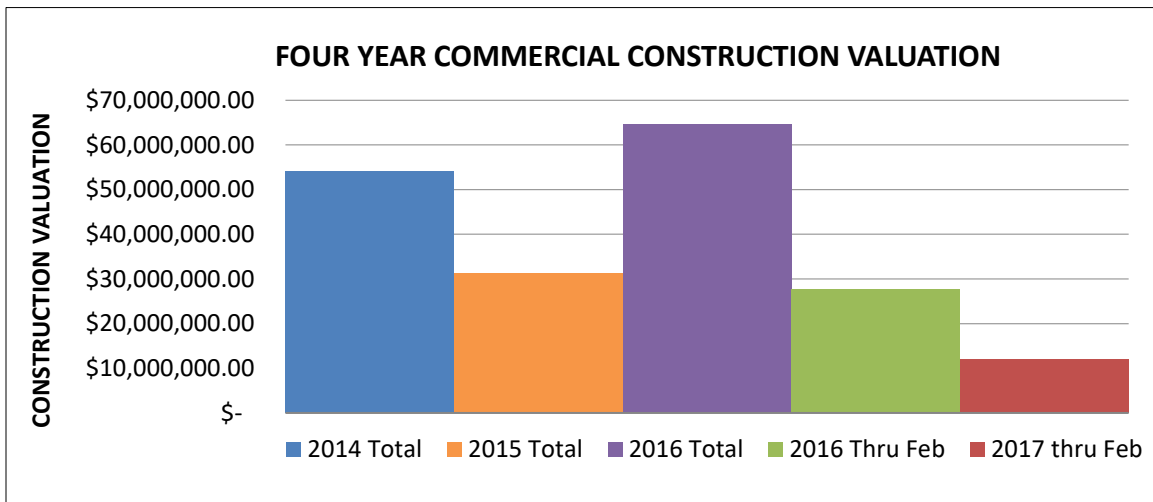
During February 2017 the City collected \$6,510.00 in tap fees for commercial and residential taps compared to \$1,150.00 during February 2016 and \$6,510.00 during February 2015. Tap fees are up 82% over the same month in 2016. The chart below compares commercial and residential tap fees collected from January 2014 to current.



During February 2017 the City issued no commercial permits compared to two during February 2016 and four during February 2015. The chart below compares commercial building permits issued from January 2014 to current year.



The chart below compares new commercial valuation data from January 2014 to current year. The construction value is based on the contractors' declared construction cost. During February 2017 the contractors' valuation for new commercial projects is \$0.00 compared to 1,750,000.00 during February 2016 and \$1,354,132.00 during February 2015. The construction valuation is down 100% compared to the same month in 2016.



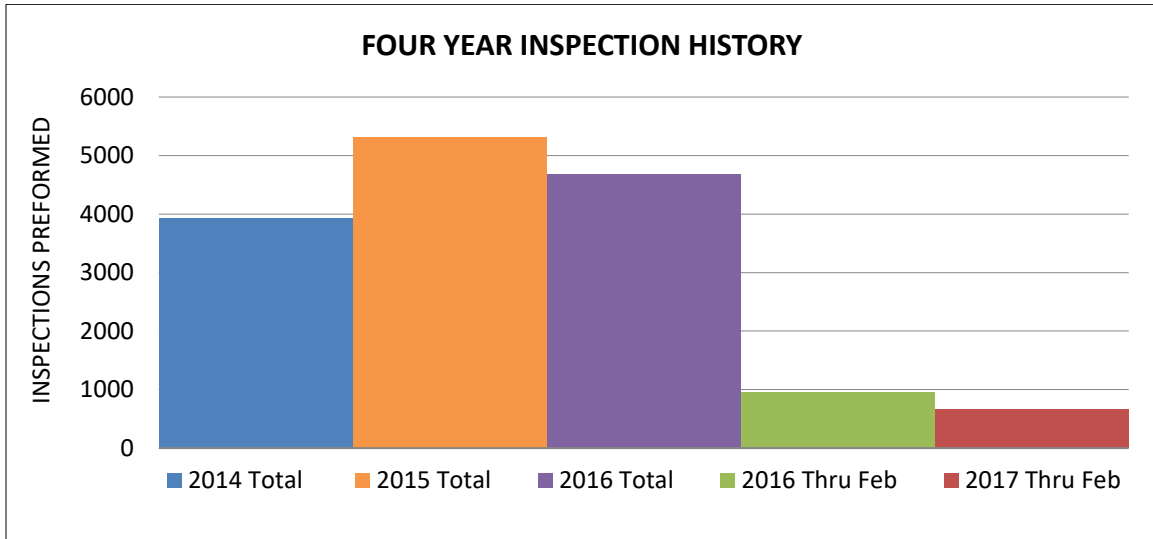
The table below provides a snapshot of new commercial development as well as a general timeline for completion. The start/completion dates are an estimated time frame.

Active New Commercial Projects			
Address	Description	Date permit issued	Expected completion date
223 David Vetter	Home 2 Suites	January 18, 2016	Completion March 2017
285 Ed English	Vision Source	April 1, 2015	Completion April 2017
8933 Tamina Road	Cambria Hotel	To be determined	To be determined
9180 Pinecroft	Memorial Hermann POB	January 18, 2016	Completion March 2017
19391 David Memorial	Aloft Hotel	To be determined	To be determined
8865 Six Pines	Goode Company BBQ	April 7, 2016	Completion March 2017
17971 I-45	AMC Theater	January 26,2017	Completion November 2017
17961 I-45 Bldg. A	Metroplex Development	To be determined	To be determined
17961 I-45 Bldg. B	Metroplex Development	To be determined	To be determined
17961 I-45 Bldg. D	Metroplex Development	To be determined	To be determined
17961 I-45 Bldg. J	Metroplex Development	To be determined	To be determined

The table below provides a snapshot of commercial remodels/buildouts as well as a general timeline for completion. The start/completion dates are an estimated time frame.

Active Commercial Remodel/Buildout Projects			
Address	Description	Date permit issued	Expected completion date
9250 Pinecroft	Surgery Center OR #6	June 27, 2016	Completion May 2017
1120 Medical Plaza Dr. Suite 350	CBRE Management Office	To be determined	To be determined
19075 I-45 Suite 112C	Kite Realty	October 20, 2016	Completion March 2017
129 Vision Park Suite 113	Lab Corp	August 24, 2016	Completion May 2017
129 Vision Park Suite 205	Dr. Alexander	August 17, 2016	Completion March 2017
129 Vision Park Suite 200	Northside Doctors	August 18, 2016	Completion March 2017
129 Vision Park Suite 300	Dr. Marupudi	August 17, 2016	Completion April 2017
129 Vision Park Suite 105	Dr. Geri & Chacko	August 17, 2016	Completion March 2017
129 Vision Park Suite 307	Center for Digestive Diseases	August 17, 2016	Completion April 2017
128 Vision Park Suite 280	North Houston Gynecologic	December 6, 2016	Completion March 2017
129 Vision Park Suite 211	Dr. Cockrill	August 8, 2016	Completion April 2017
129 Vision Park Suite 212	Dr. Kim	August 18, 2016	Completion March 2017
129 Vision Park Suite 306	Healing Hearts	August 17, 2016	Completion April 2017
129 Vision Park Suite 301	Tharian Urology	August 17, 2016	Completion April 2017
129 Vision Park Suite 310	Dr. Ibrahim OB/GYN	January 30, 2017	Completion April 2017
129 Vision Park Suite 110	Avery Eye Clinic	August 17, 2016	Completion May 2017
19075 I-45 Suite 400	Blaze Pizza	To be determined	To be determined
150 Pineforest Suite 110	Family Senior Center	September 14, 2016	Completion February 2017
19075 I-45 Suite 116C	Tropical Smoothie	December 8, 2016	Completion March 2017
9250 Pinecroft	Helipad	December 6, 2016	To be determined
9200 Pinecroft Suite 250	CBRE Management Office	To be determined	To be determined
9250 Pinecroft	Trauma Office Buildout	January 5, 2017	Completion March 2017
19075 I-45 Suite 106	Nordstrom Rack	To be determined	To be determined
9200 Pinecroft Suite 100	Radiation Room Equipment	To be determined	To be determined
17969 I-45	Metro Park Building H	To be determined	To be determined
19075 I-45 Suite 100	Buffalo Wild Wings	To be determined	To be determined
9250 Pinecroft	Walkway Canopy	To be determined	To be determined
19221 I-45 Suite 250	Texas Workforce Commission	To be determined	To be determined
8850 Six Pines Suite 200	Rhealthcare Realty	To be determined	To be determined
9180 Pinecroft Suite 500	MNA	To be determined	To be determined
9180 Pine croft Suite 300	MFM Pediatrx	To be determined	To be determined

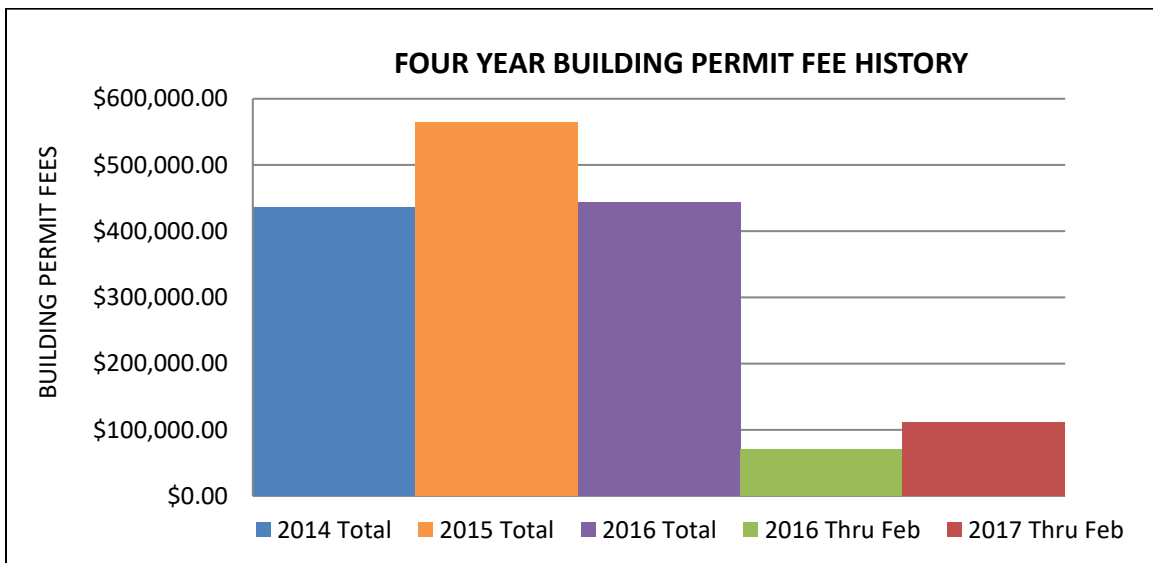
During February 2017 the City preformed 319 inspections compared to 498 in February of 2016 and 416 during February 2015. The inspections have decreased by 35% over the same month in 2016. The chart below compares the total number of inspections performed from January 2014 to current year.



For the month of February staff performed a total of 319 inspections. Inspections performed include:

- Building Department - 285
- Fire Inspector - 34
- Third Party Inspector – 0

During February 2017 the City collected \$55,170.95 for building permit fees compared to \$26,617.50 in February of 2016 and \$33,756.23 during February 2015. The chart below compares building permit fees collected from January 2014 to current year.



There were nine Certificates of Occupancy/completion issued in February including the following:

Owner	Address	Project	Date Issued
Doug Atkinson	150 Pine Forest Suite 201	20171060	2/7/2017
Kite Realty Group	19075 I-45 Suite 112c	20161288	2/8/2017
Malaga Homes	29216 Malaga Forest Dr.	20112016	2/10/2017
Raising Cain's	1501 Research Forest Dr.	20161192	2/15/2017
**Memorial Herman	9180 Pincroft Dr.	20151443	2/22/2017
Abendstern Holdings	150 Pine Forest Suite 802	20161466	2/14/2017
Med Men,LLC	129 Vision Park Suite 105	20161296	2/28/2017
Med Men,LLC	129 Vision Park Suite 212	20161305	2/28/2017
Med Men,LLC	129 Vision Park Suite 200	20161163	2/28/2017

**Temporary CO was issued

During February three sign permits were issued.

- 250 Ed English- real estate sign
- 19075 I-45 Suite 100- (2) wall sign

SUBMITTED BY: Heather Smallwood

