



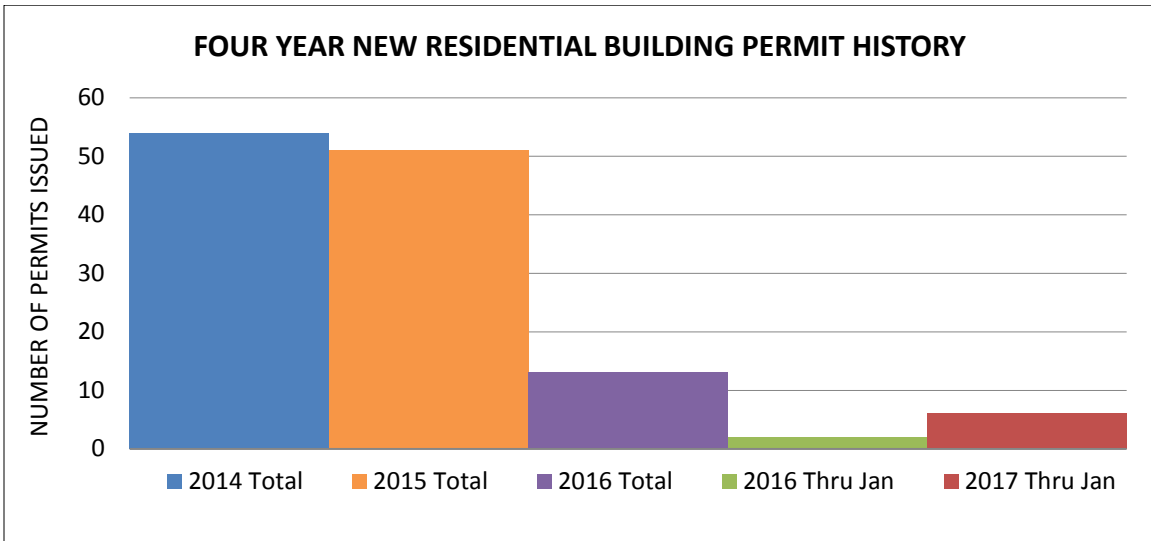
# COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

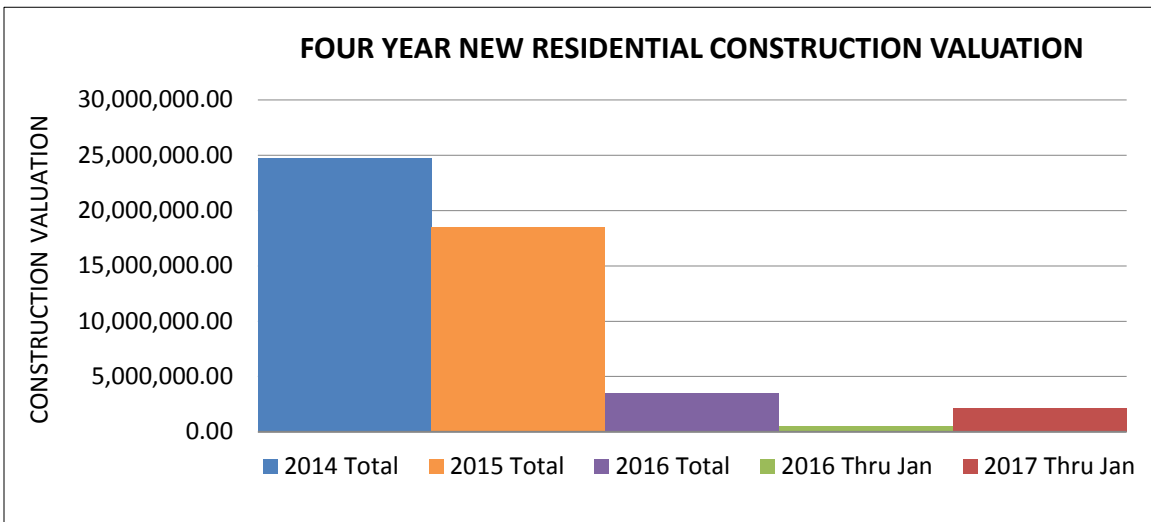
MONTH: JANUARY 2017

**COMMUNITY DEVELOPMENT**

During January 2017 the City issued six new permits for new residential homes compared to two during January 2016 and five during January 2015. New residential houses are down 53% YTD compared to 2016. The chart below compares residential permits issued from January 2014 to current year.



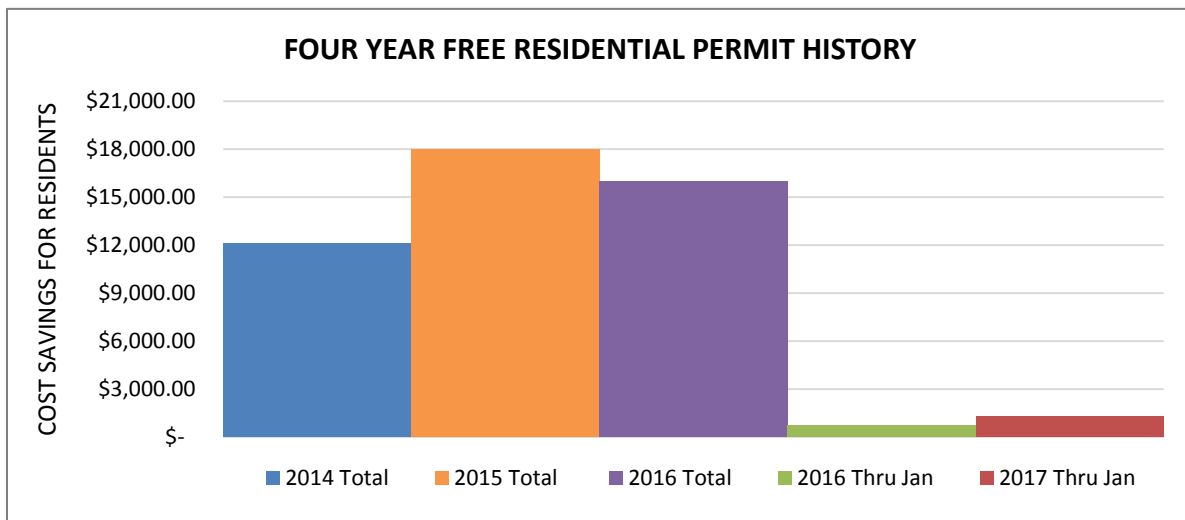
The residential construction value is based on the contractors' declared construction cost. During January 2017 the residential contractors' valuation is \$2,146,035.99 compared to \$518,950.40 during January 2016 and \$2,234,460.00 during January 2015. The chart compares new residential construction valuation data from January 2014 to current year.



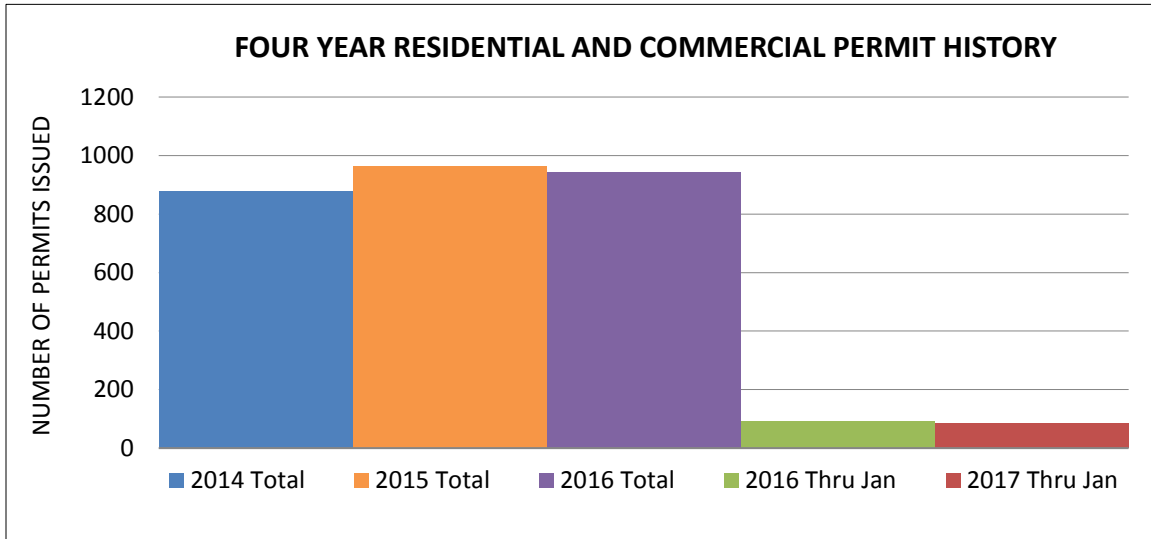
The table below shows the residential development and each subdivisions overall completion rate. Shenandoah has a total of 1,181 lots in the residential subdivisions and is currently at 84% built out. Vacant lots also include lots which residents have fenced in as part of their yard but a house could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

<b>Residential Subdivision Development</b>					
	<b>Total Lots</b>	<b>Open permits</b>	<b>Vacant Lots</b>	<b>Completed</b>	<b>Percentage Completed</b>
Parkgate Reserve	58	0	1	57	98%
Tuscany Woods	101	0	1	100	99%
Malaga Forest	36	3	11	22	61%
Reserve at Grogan's Mill	42	2	2	38	90%
Marion	44	2	8	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	3	47	12	19%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	6	71	15	16%
<b>CITY TOTAL</b>	<b>1181</b>	<b>16</b>	<b>176</b>	<b>989</b>	<b>84%</b>

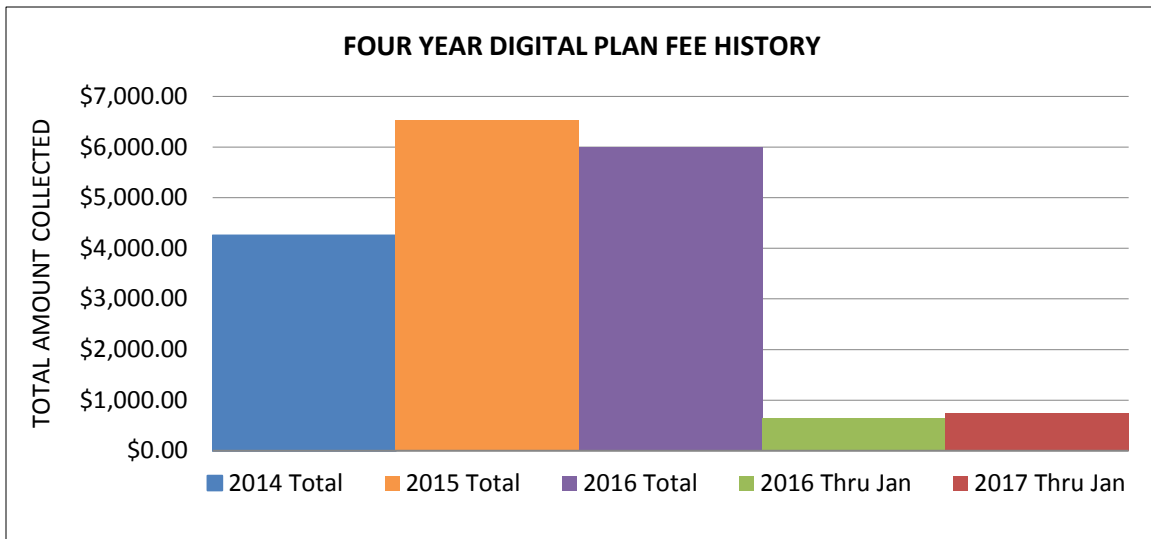
In January 2013 the City implemented free permits for residential remodels under \$50,000.00. This also includes roofs, irrigation, and pools. In January 2017 the City issued 13 free permits for residential improvements. The total savings to residents from January 2013 to current is \$57,700.00.



During January 2017 the City issued 84 residential and commercial permits as compared to 92 during January 2016 and 72 during January 2015. The chart below compares all residential and commercial permits issued from January 2014 to current year.



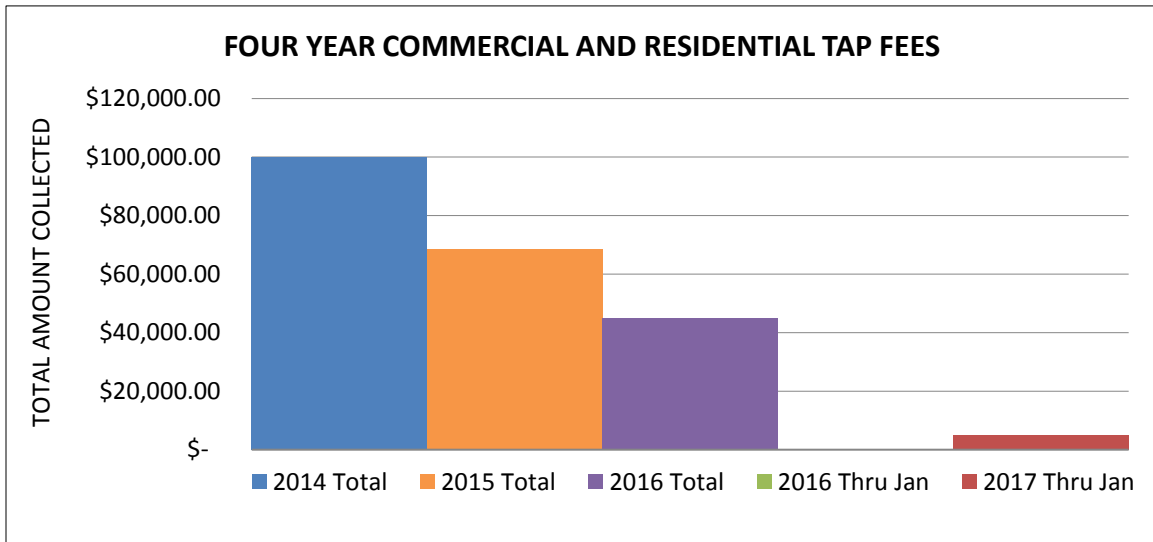
In May 2014 the City implemented a digital plan review process to provide better service for the contractors. Prior to this implementation contractors were required to bring in four paper sets of plans which cost a tremendous amount of money to print. Staff came up with the concept to start accepting plans digital and charge a nominal fee depending on the number of pages submitted for review. During January 2017 the City collected \$750.00 for digital plan review fees compared to \$645.00 during January 2016 and \$450.00 during January 2015. Since its inception in May of 2014 the City has collected \$17,523.84. The chart below outlines the fees collected for the digital plan review from May 2014 to current year.



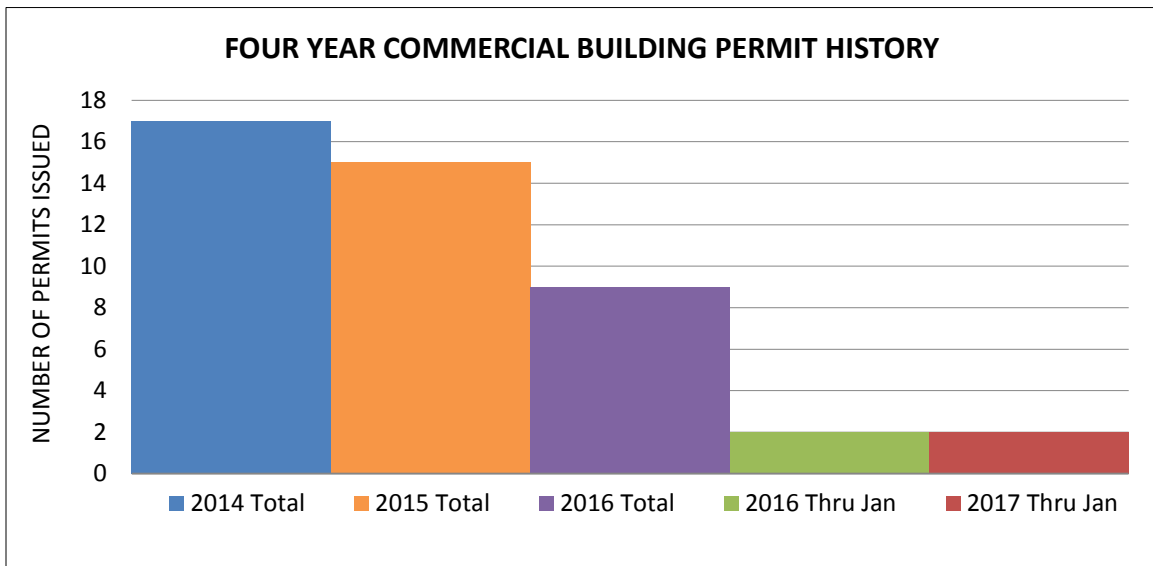
The digital plan review fee is used to purchase equipment and enhance the digital plan review process to provide better, faster customer service. In January 2017 the City had no purchases from the digital plan review account. The digital plan review fee balance is \$3,843.18. The chart below outlines the digital plan review revenue and the expenses.

<b>Four Year Digital Plan Review History</b>					
	<b>FY 2013-2014</b>	<b>FY 2014-2015</b>	<b>FY 2015-2016</b>	<b>FY 2016-2017</b>	<b>Balance</b>
Total Revenue	\$2,076.00	\$7,047.00	\$6,095.84	\$2,305.00	
Total Expenses	\$5,306.42	\$3,344.25	\$5,029.99	\$0.00	
<b>Total</b>	<b>-\$3,230.42</b>	<b>\$3,702.75</b>	<b>\$1,065.85</b>	<b>\$2,305.00</b>	<b>\$3,843.18</b>

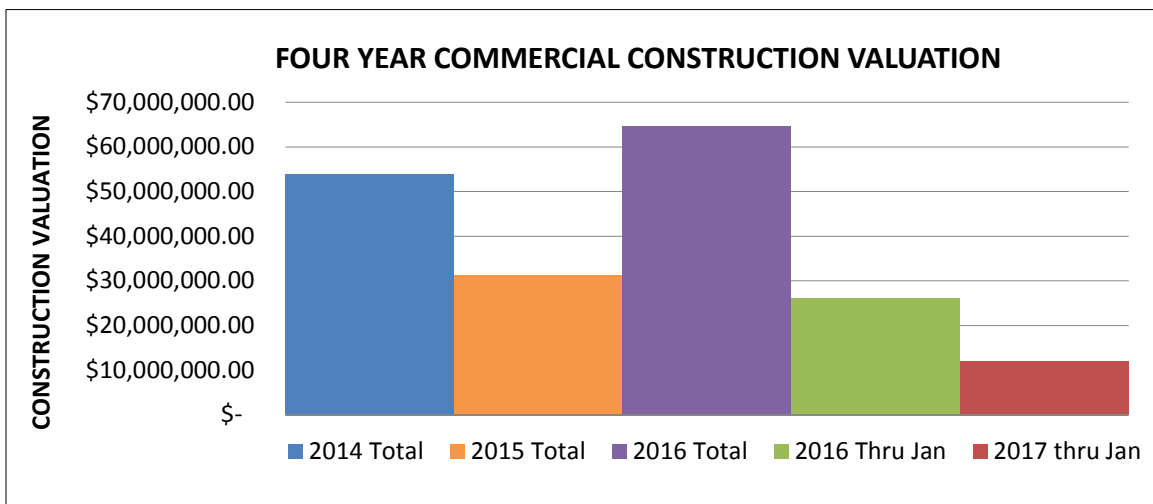
During January 2017 the City collected \$4,798.90 in tap fees for commercial and residential taps compared to \$0.00 during January 2016 and \$4,340.00 during January 2015. Tap fees are up 100% over the same month in 2016. The chart below compares commercial and residential tap fees collected from January 2014 to current.



During January 2017 the City issued two new commercial permits compared to two during January 2016 and three during January 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 January 2017 the contractors' valuation for new commercial projects is \$12,045,000.00 compared to 26,000,000.00 during January 2016 and \$0.00 during January 2015. The construction valuation is down 53% compared to the same month in 2016.



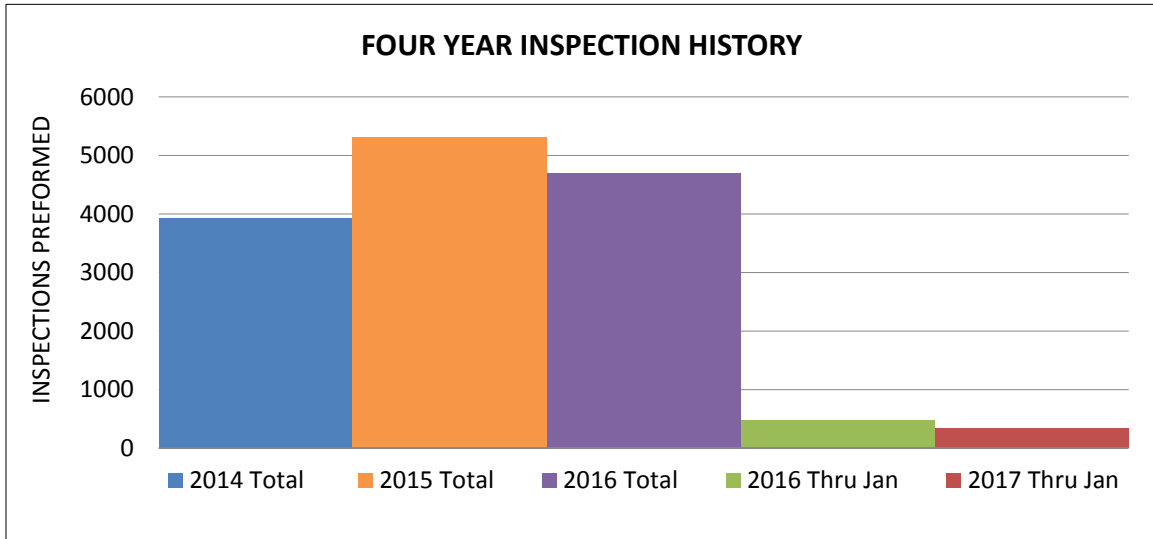
The table below provides a snapshot of new commercial development as well as a general timeline for completion. The start/completion dates are an estimated time frame.

<b>Active New Commercial Projects</b>			
<b>Address</b>	<b>Description</b>	<b>Date permit issued</b>	<b>Expected completion date</b>
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 February 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.

<b>Active Commercial Remodel/Buildout Projects</b>			
<b>Address</b>	<b>Description</b>	<b>Date permit issued</b>	<b>Expected completion date</b>
9250 Pinecroft	Surgery Center OR #6	June 27, 2016	Completion March 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 February 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

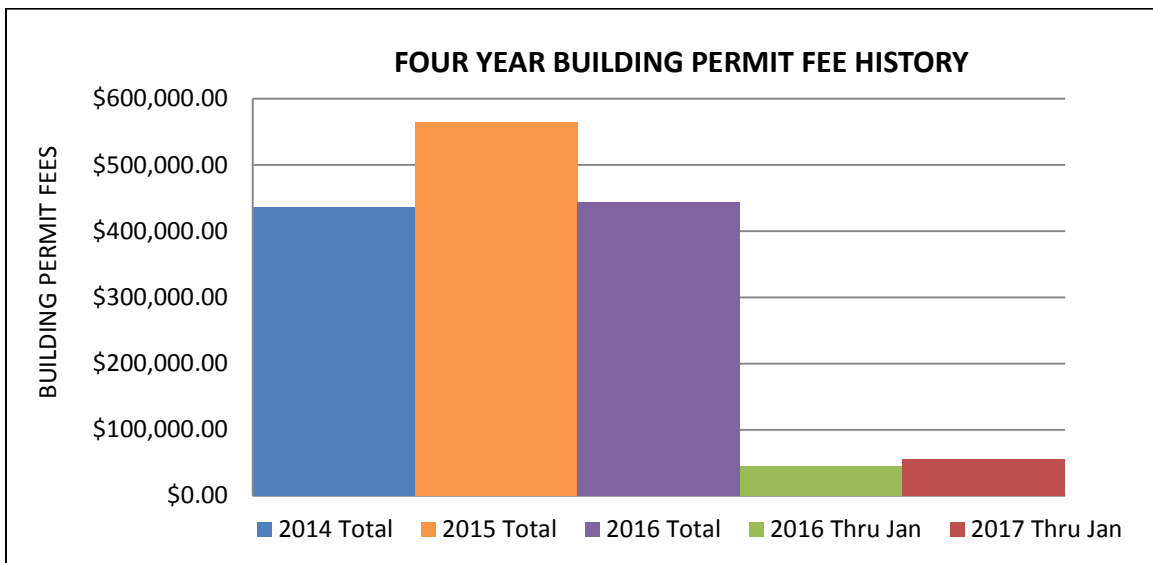
During January 2017 the City preformed 338 inspections compared to 463 in January of 2016 and 339 during January 2015. The inspections have decreased by 27% over the same month in 2016. The chart below compares the total number of inspections performed from January 2014 to current year.



For the month of January staff performed a total of 338 inspections. Inspections performed include:

- Building Department - 286
- Fire Inspector - 52
- Third Party Inspector – 0

During January 2017 the City collected \$55,955.15 for building permit fees compared to \$44,154.00 in January of 2016 and \$44,703.43 during January 2015. The chart below compares building permit fees collected from January 2014 to current year.





There were 14 Certificates of Occupancy/completion issued in January including the following:

Owner	Address	Project	Date Issued
Sam Moon Center	17937 I-45 Suite 105	20161361	1/5/2017
BBN RE INV1 LLC	150 Pine Forest Suite 202	20171007	1/12/2017
VPI Partners, LP	128 Vision Park Suite 145	20161382	1/12/2017
Med Men, LLC	129 Vision Park Suite 100	20161123	1/13/2017
**Memorial Herman	9180 Pinecroft Dr.	20151443	1/24/2017
Med Men, LLC	129 Vision Park Suite 109	20161146	1/25/2017
Hostin Properties, LLC	150 Pineforest Suite 501	20171030	1/25/2017
Hostin Properties, LLC	150 Pineforest Suite 502	20171034	1/25/2017
Hostin Properties, LLC	150 Pineforest Suite 503	20171033	1/25/2017
Hostin Properties, LLC	150 Pineforest Suite 504	20171035	1/25/2017
HR Acquisition of San Antonio	9303 Pinecroft Dr. Suite 390	20161376	1/26/2017
**KRG Portofino, LLC	19075 I-45 Suite 112B	20161259	1/27/2017
**Memorial Herman	9250 Pinecroft Dr.	20141452	1/31/2017
KRG Portofino, LLC	19075 I-45 Suite 112B	20162259	1/31/2017

\*\*Temporary CO was issued

During January 11 sign permits were issued.

- 17937 I-45 Suite 105- wall sign
- 1400 Research Forest-(2) wall sign
- 129 Vision Park-monument sign
- 110 Harold Way- model home sign
- 92180 Pinecroft- (2) wall sign
- 19285 David Memorial-real estate sign
- 19075 I-45 Suite 112B- wall sign
- 129 Vision Park- wall sign
- 285 Ed English- real estate sign

SUBMITTED BY: Heather Smallwood

