



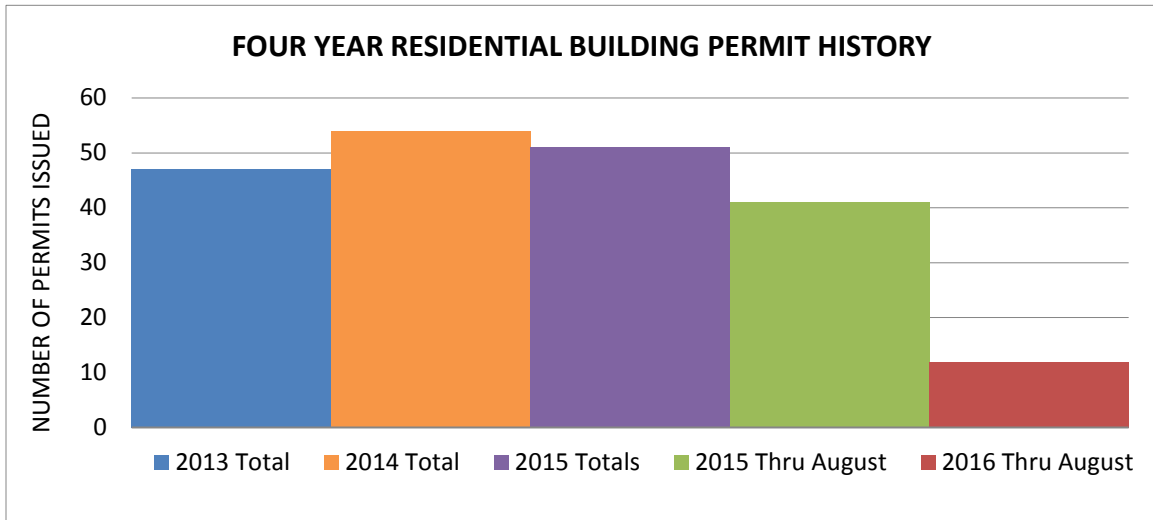
# COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

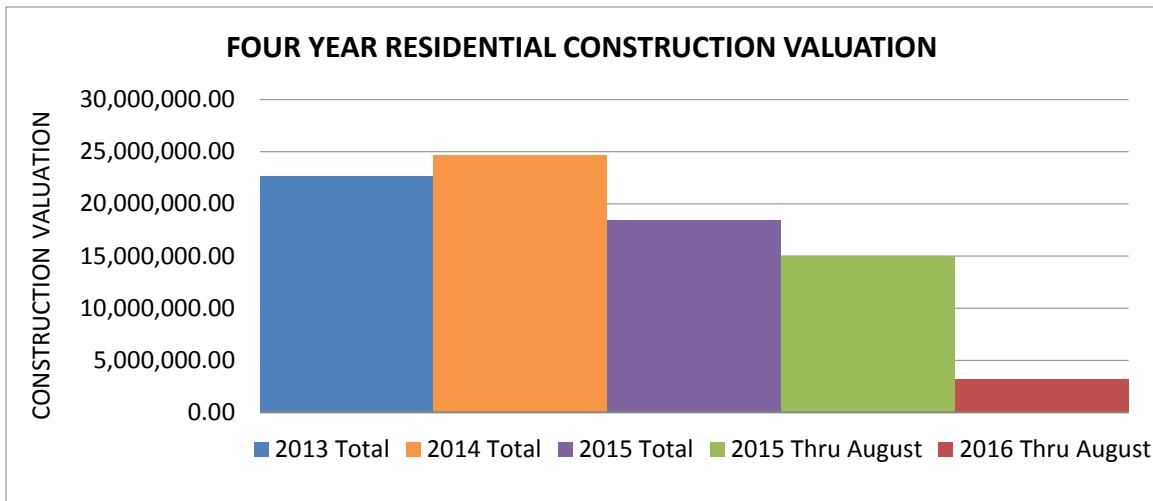
MONTH: AUGUST 2016

**COMMUNITY DEVELOPMENT**

During August 2016 the City issued five permits for new residential homes compared to five during August 2015 and two during August 2014. The chart below compares residential permits issued from 2013 to current year. The City issued eight free permits during August 2016. Total savings for residents from 2013 to current is \$60,800.00.



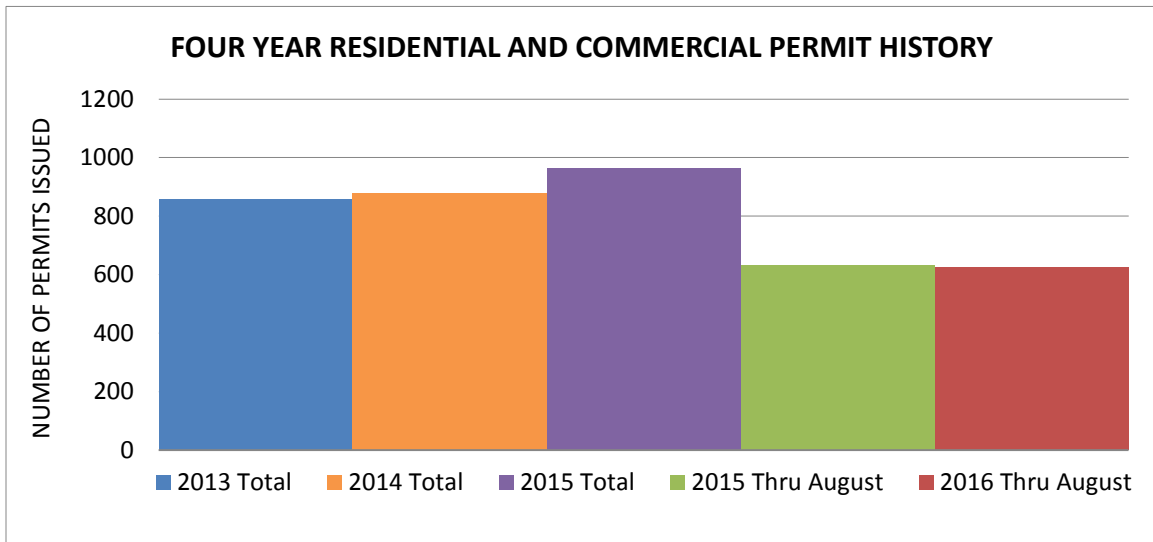
During August 2016 five residential permits were issued. The valuation data is based on the contractors' declared construction cost. The chart below shows the residential valuation provided by new residential construction from 2013 to current year.



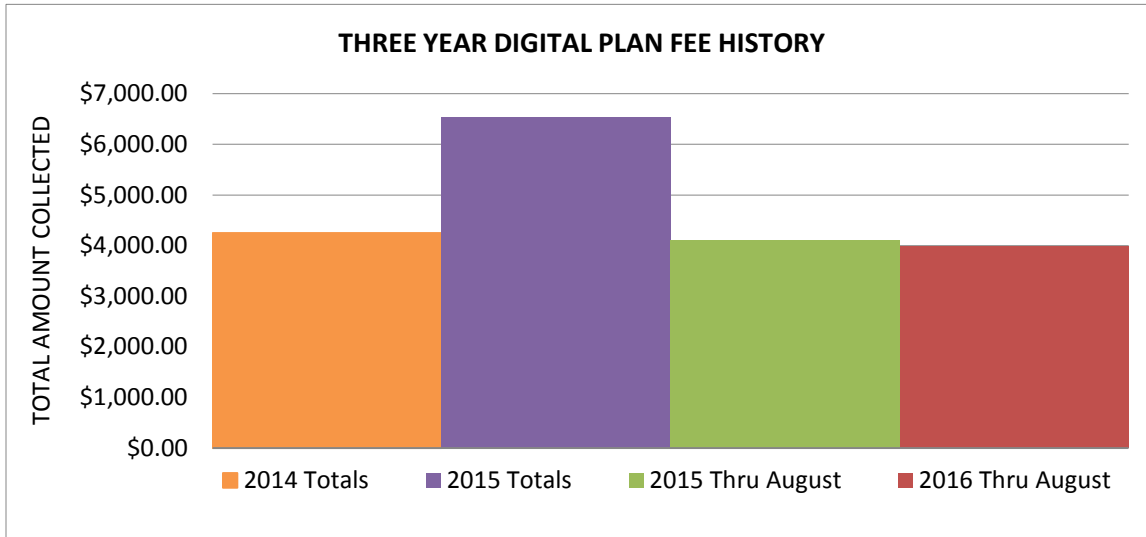
The table below summarizes the number of vacant lots and completion percentages for each subdivision in the City. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

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	3	11	22	61%
Reserve at Grogan's Mill	42	6	0	36	86%
Marion	44	0	10	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	5	48	9	15%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	9	73	11	12%
<b>CITY TOTAL</b>	<b>1181</b>	<b>23</b>	<b>179</b>	<b>980</b>	<b>83%</b>

The chart below compares the total number of residential and commercial permits issued from 2013 to current year.



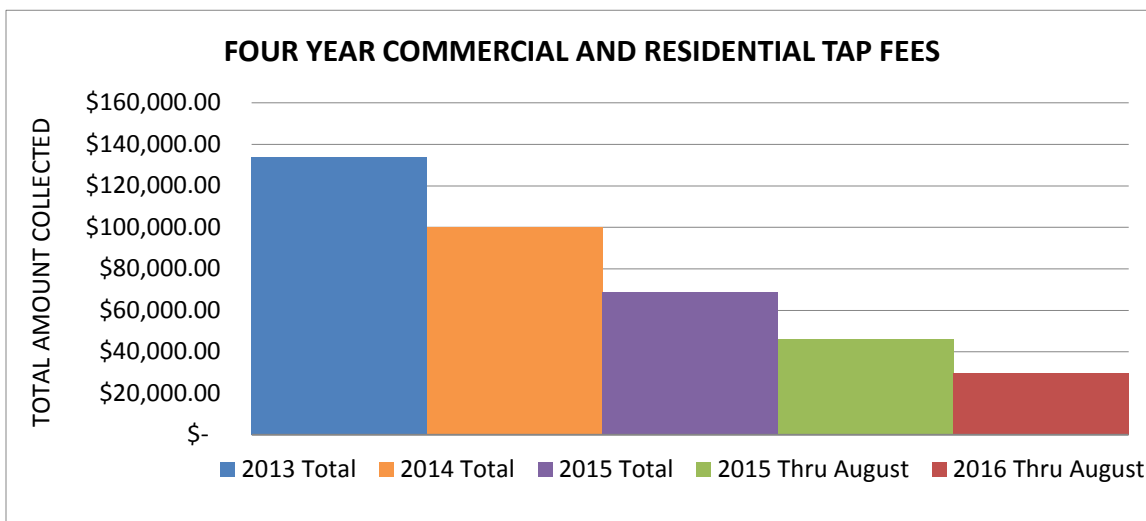
In May 2014 the City implemented a digital plan review process. During August 2016 the City collected \$800.00 for digital plan review fees for a total of \$14,773.74 since May of 2014. The chart below outlines the fees collected for the digital plan review.



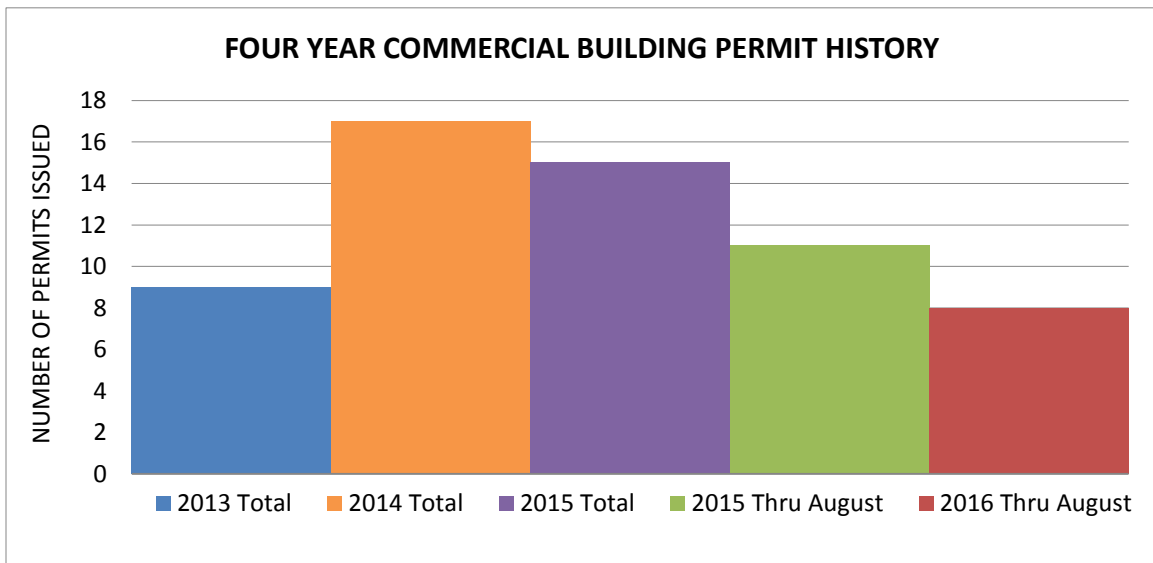
The digital plan review fee is used to purchase equipment to enhance the inspector’s digital plan review process. In August the City had no purchases from the digital plan review account. The chart below outlines the digital plan review revenue and the expenses.

Four Year Digital Plan Review History				
	FY 2013-2014	FY 2014-2015	FY 2015-2016	Balance
Total Revenue	\$2,076.00	\$7,047.00	\$5,650.74	
Total Expenses	\$5,306.42	\$3,344.25	\$5,029.99	
<b>Total</b>	<b>-\$3,230.42</b>	<b>\$3,702.75</b>	<b>\$620.75</b>	<b>\$1,093.08</b>

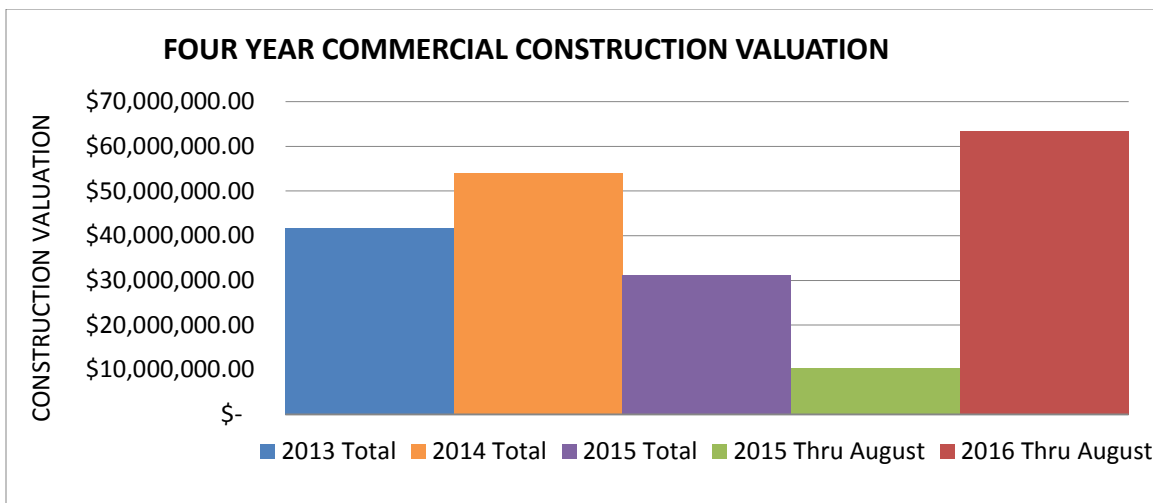
During August 2016 the City collected \$1,085.00 in tap fees for commercial and residential taps compared to \$0.00 during August 2015 and \$5,139.00 during August 2014. The chart below compares commercial and residential tap fees collected from 2013 to current.



During August 2016 the City issued no new commercial permits. The chart below compares commercial building permits issued from 2013 to current year.



The commercial construction valuation data is based on the contractor’s declared construction cost. Actual taxable valuation may be more or less than these estimates. The chart below shows the valuation provided by new construction from 2013 to current year.



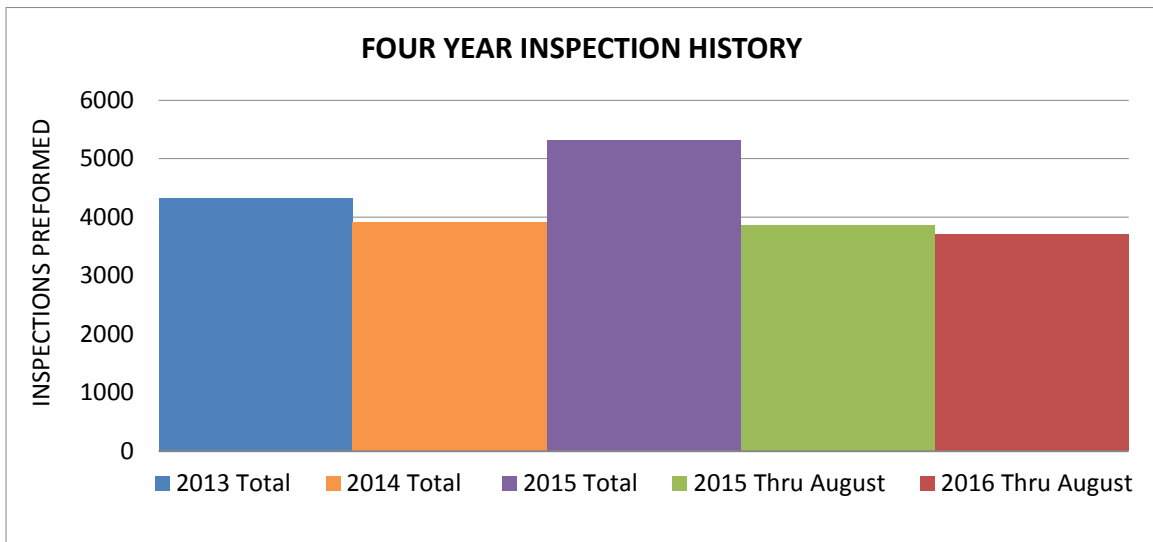
Below is a list of active new commercial projects with projected start/completion dates. The start/completion dates are an estimated time frame.

<b>Active New Commercial Projects</b>			
<b>Address</b>	<b>Description</b>	<b>Date permit issued</b>	<b>Expected completion date</b>
150 Pine Forest	Pineforest Office Condos	June 13, 2014	Completion September 2016
223 David Vetter	Home 2 Suites (demo & rebuild)	January 18, 2016	Completion October 2016
285 Ed English	Vision Source	April 1, 2015	Completion September 2016
18101 I-45	Pappasitos	October 30, 2014	Completion September 2016
201 David Vetter	Woodloft	July 25, 2016	To be determined
129 Vision Park	Center of Digestive Disease	September 4, 2015	Completion August 2016
8933 Tamina Road	Cambria Hotel	To be determined	To be determined
250 Ed English Bldg.#4	Portofino Office Condos	July 16, 2015	Completion September 2016
250 Ed English Bldg.#6	Portofino Office Condos	September 2, 2015	Completion September 2016
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 October 2016
19075 I-45 Suite 800	Portofino	February 18, 2016	Completion September 2016
19075 I-45 Suite 900	Portofino	February 18, 2016	Completion September 2016
9250 Pinecroft	Playground	April 7, 2016	Completion August 2016

Below is a list of active commercial remodel/buildout projects with projected start/completion dates. The start/completion dates are an estimated time frame.

Active Commercial Remodel/Buildout Projects			
Address	Description	Date permit issued	Expected completion date
9250 Pinecroft	Emergency Room Renovation	January 30, 2015	Completion January 2017
19075 I-45 Suite 910	Mattress Firm	May 25, 2016	Completion October 2016
129 Vision Park Suite 100	Pharmacy	August 4, 2016	To be determined
129 Vision Park Suite 109	Kidney Specialists of Houston	To be determined	To be determined
128 Vision Park Suite 200	Dvsantons Business Office	May 10, 2016	Completion August 2016
19075 I-45 Suite 111A	Amazing Lash	June 30, 2016	Completion September 2016
19075 I-45 Suite 112A	Old Navy	July 15, 2016	Completion October 2016
9250 Pinecroft	Lobby Remodel	June 13, 2016	Completion October 2016
9250 Pinecroft	Surgery Center OR #6	June 27, 2016	To be determined
19091 I-45	Sam's	To be determined	To be determined
19075 I-45 Suite 105	PGA Tour Superstore	July 14, 2016	To be determined
19075 I-45 Suite 112B	Lakeshore Learning Center	To be determined	To be determined
1120 Medical Plaza Suite 350	CBRE Management Office	To be determined	To be determined
19075 I-45 Suite 112C	Kite Realty	To be determined	To be determined
19075 I-45 Suite 800	Kite Realty	June 30, 2016	To be determined
129 Vision Park Suite 113	Lab Corp	August 24, 2016	Completion December 2016
129 Vision Park Suite 205	Dr. Alexander	August 17, 2016	Completion December 2016
129 Vision Park Suite 300	Dr. Marupudi	August 17, 2016	Completion December 2016
129 Vision Park Suite 307	Dr. Kvapil	August 17, 2016	Completion December 2016
129 Vision Park Suite 105	Dr. Geri & Chacko	August 17, 2016	Completion December 2016
128 Vision Park Suite 240	Reed Group	To be determined	To be determined
129 Vision Park Suite 211	Dr. Cockrill	August 8, 2016	Completion December 2016
129 Vision Park Suite 212	Dr. Kim	August 18, 2016	Completion December 2016
129 Vision Park Suite 306	Healing Hearts	August 17, 2016	Completion December 2016
129 Vision Park Suite 301	Tharian Urology	August 17, 2016	Completion December 2016
129 Vision Park Suite 110	Avery Eye Clinic	August 17, 2016	Completion December 2016
17947 I-45 Suite 220	Pure Lash	To be determined	To be determined
19073 I-45 Suite 145	Synergenx	To be determined	To be determined
19075 I-45 Suite 200	Bath and Body Works Storage	To be determined	To be determined
19075 I-45 Suite 400	Blaze Pizza	To be determined	To be determined
19075 I-45 Suite 114	Pets Mart	To be determined	To be determined

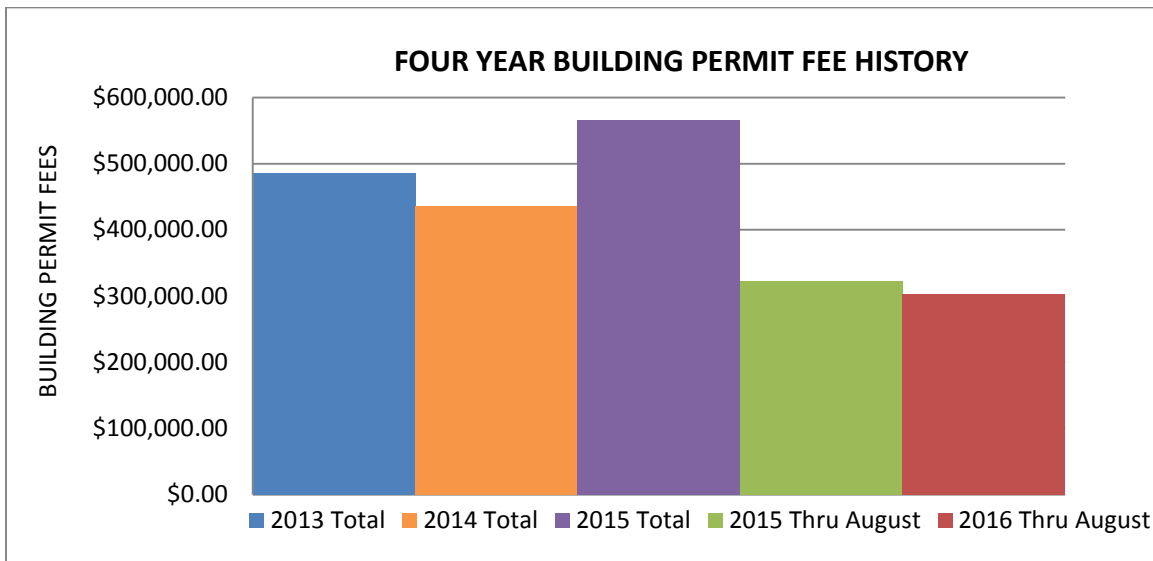
During August 2016 the City performed 411 inspections compared to 502 in August of 2015 and 295 in August of 2014. The chart below compares the total number of inspections performed from 2013 to current year.



For the month of August staff performed a total of 411 inspections. Inspections performed include:

- Building Department - 387
- Fire Inspector - 24
- Third Party Inspector – 0

During August 2016 the City collected \$49,025.65 for building permit fees compared to \$30,882.10 in August of 2015. The chart below compares building permit fees collected from 2013 to current year.



There were 15 certificates of occupancy/completion issued in August including the following:

Owner	Address	Project	Date Issued
**Peter Kvapil MD	129 Vision Park	20151264	8/1/2016
**Memorial Herman Phase II	9250 Pinecroft	20141451	8/12/2016
**Pappasitos	18101 I-45	20131333	8/12/2016
Vision Park LP	206 Green Blvd.	20151558	8/12/2016
Pineforest Office Park, LLC	150 Pineforest Dr. Bldg. 4	20131321	8/16/2016
Pineforest Office Park, LLC	150 Pineforest Dr. Bldg. 5	20131322	8/16/2016
Memorial Herman	9250 Pinecroft Playground	20161026	8/16/2016
Memorial Herman	920 Medical Plaza Dr. 340	20161239	8/19/2016
Memorial Herman	9200 Pinecroft 450	20161200	8/23/2016
Memorial Herman	9200 Pinecroft 425	20161258	8/23/2016
**VPI Partners, LP	128 Vision Park 200	20161155	8/24/2016
Kite Realty	19075 I-45 106	20161302	8/24/2016
**Pineforest Office Park LLC	150 Pineforest Dr. Bldg. 6	20131323	8/26/2016
VPI Partners, LP	128 Vision Park 200	20161155	8/30/2016
**Alcaliente	18450 I-45 S	20161114	8/31/2016

\*\*Temporary CO was issued

During August no sign permits were issued.

SUBMITTED BY: Heather Smallwood

