



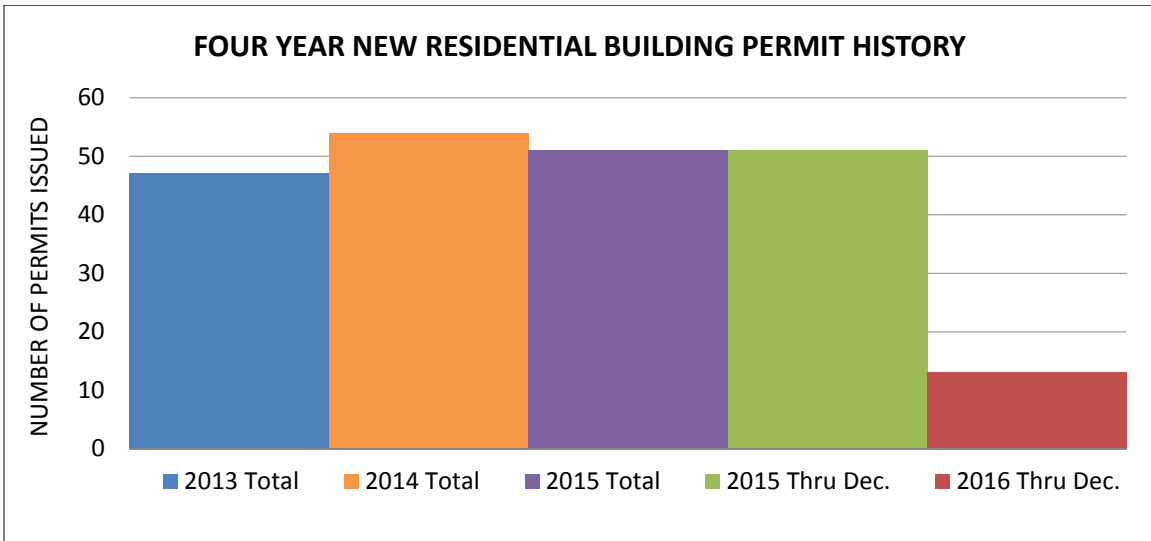
COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

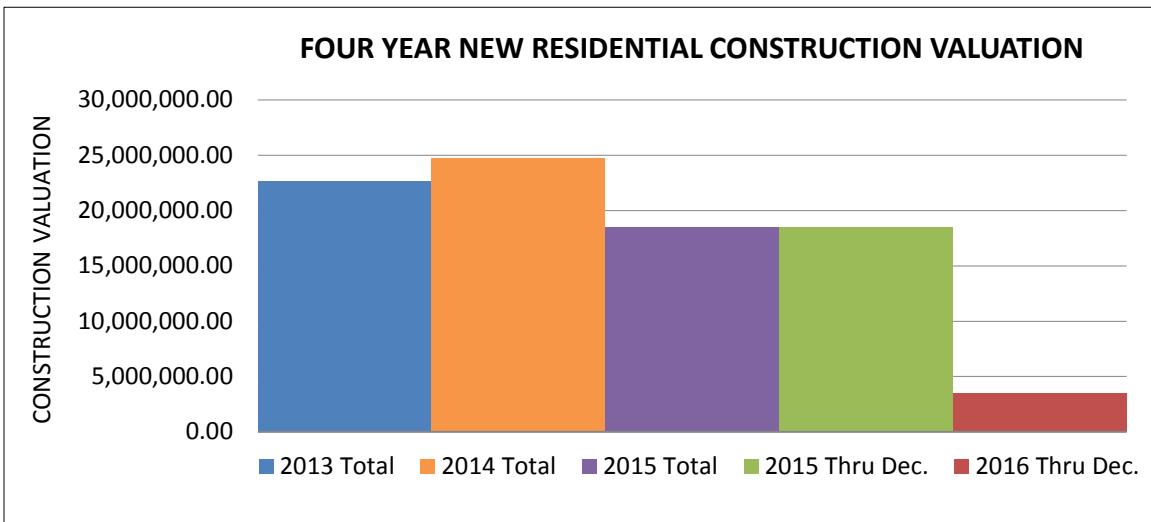
MONTH: DECEMBER 2016

COMMUNITY DEVELOPMENT

During December 2016 the City issued no permits for new residential homes compared to three during December 2015 and two during December 2014. New residential houses are down 74% YTD. The chart below compares residential permits issued from January 2013 to current year.



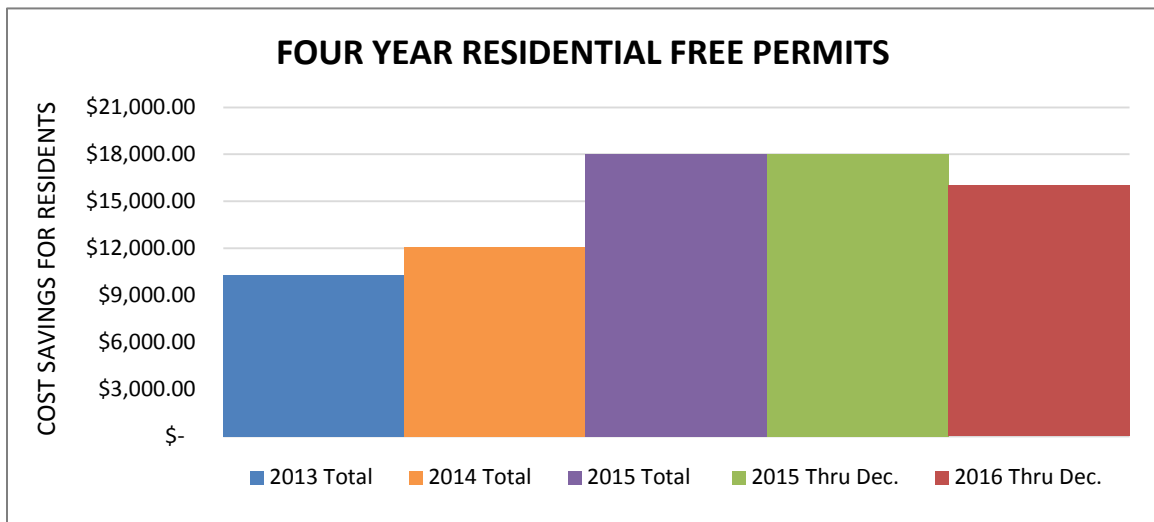
The residential construction value is based on the contractors' declared construction cost. During December 2016 the residential contractors' valuation is \$0.00 compared to \$831,732.00 during December 2015 and \$943,990.00 during December 2014. The chart compares new residential construction valuation data from January 2013 to current year.



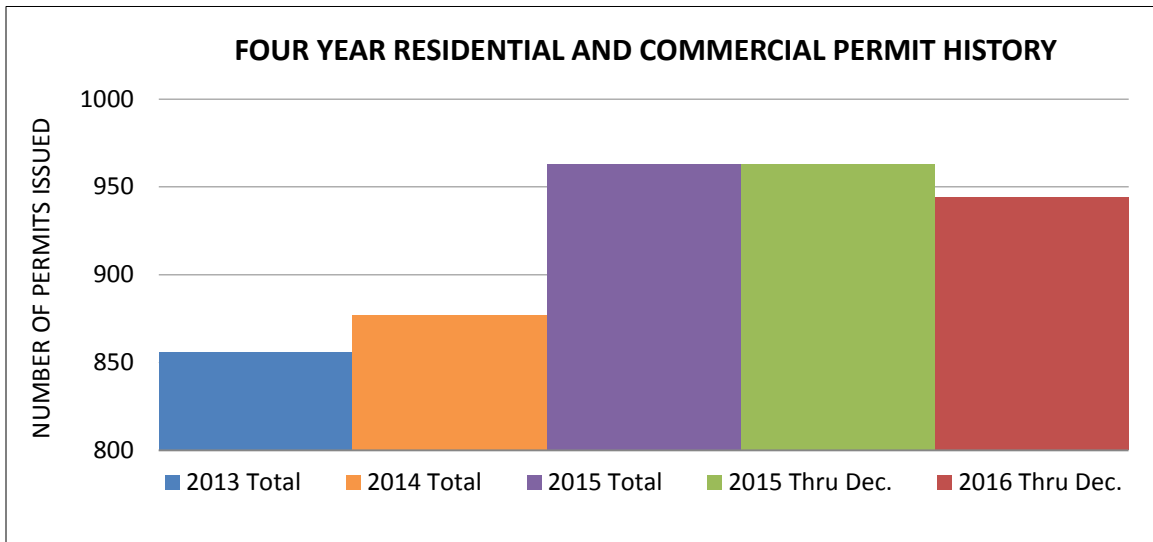
The table below shows the residential development and each subdivisions overall completion rate. Shenandoah has a total of 1,181 lots in the residential subdivisions and is currently at 84% built out. Vacant lots also include lots which residents have fenced in as part of their yard but a house could 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	3	11	22	61%
Reserve at Grogan's Mill	42	2	2	38	90%
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	47	10	16%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	4	73	15	16%
CITY TOTAL	1181	14	180	987	84%

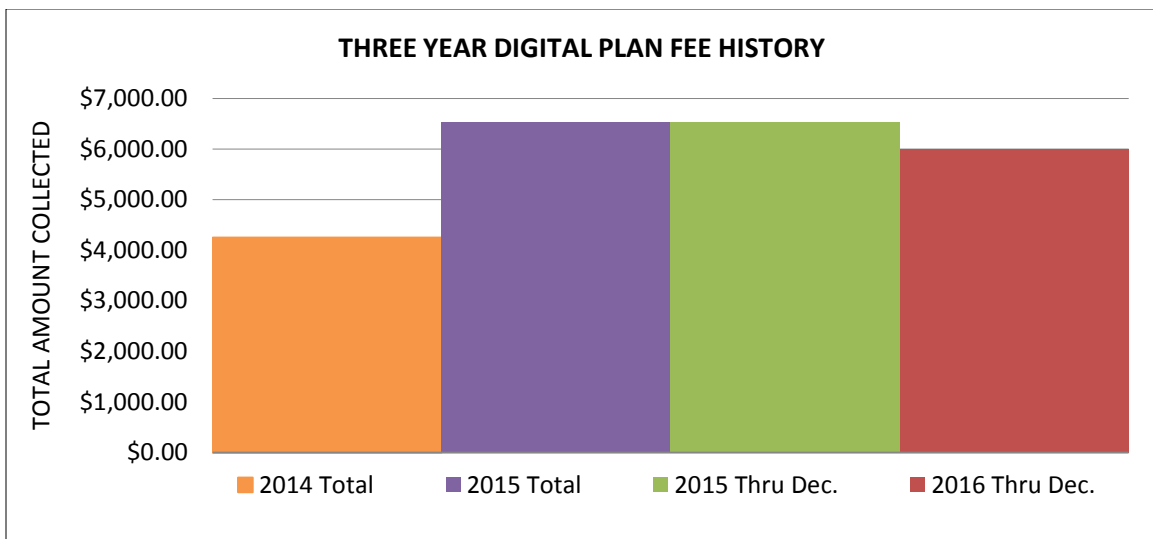
In January 2013 the City implemented free permits for residential remodels under \$50,000.00. This also includes roofs, irrigation, and pools. In December 2016 the City issued 16 free permits for residential improvements. The total savings to residents from January 2013 to current is \$74,400.00.



During December 2016 the City issued 69 residential and commercial permits as compared to 63 during December 2015 and 62 during December 2014. The chart below compares all residential and commercial permits issued from January 2013 to current year.



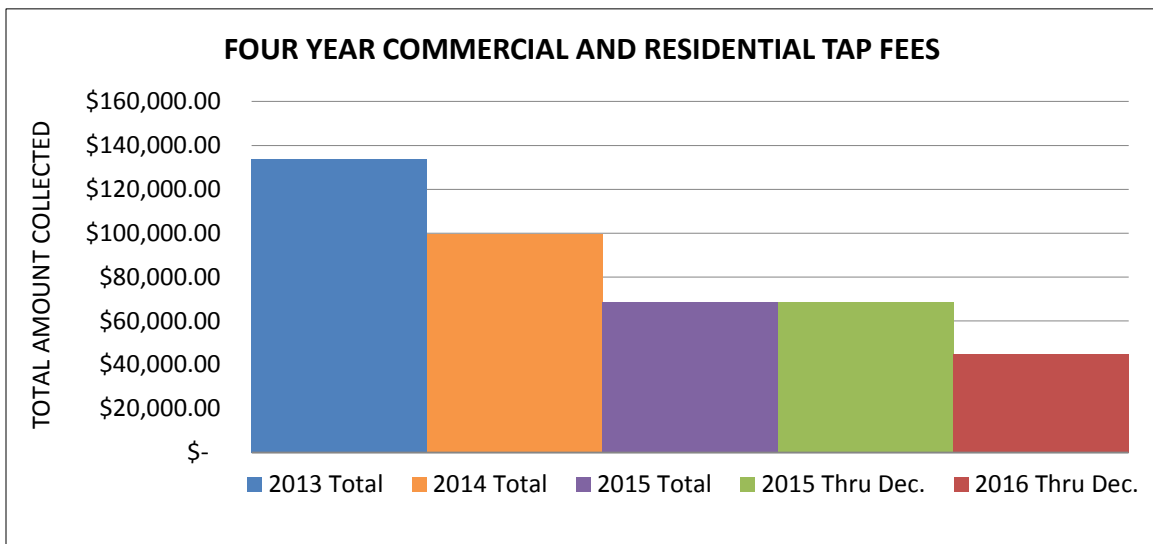
In May 2014 the City implemented a digital plan review process to provide better service for the contractors. Prior to this implementation contractors were required to bring in four paper sets of plans which cost a tremendous amount of money to print. Staff came up with the concept to start accepting plans digital and charge a nominal fee depending on the number of pages submitted for review. During December 2016 the City collected \$640.00 for digital plan review fees compared to \$690.00 during December 2015 and \$415.00 during December 2014. Since its inception in May of 2014 the City has collected \$16,133.84. The chart below outlines the fees collected for the digital plan review from May 2014 to current year.



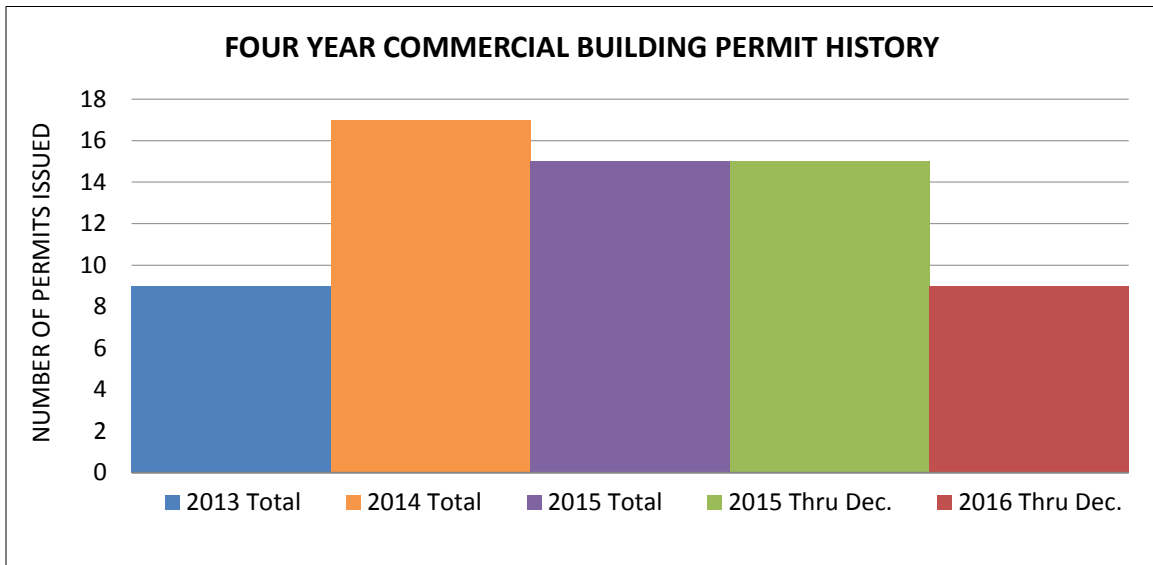
The digital plan review fee is used to purchase equipment and enhance the digital plan review process to provide better, faster customer service. In December 2016 the City had no purchases from the digital plan review account. The digital plan review fee balance is \$3,093.18. The chart below outlines 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	\$1555.00	
Total Expenses	\$5,306.42	\$3,344.25	\$5,029.99	\$0.00	
Total	-\$3,230.42	\$3,702.75	\$1,065.85	\$1555.00	3,093.18

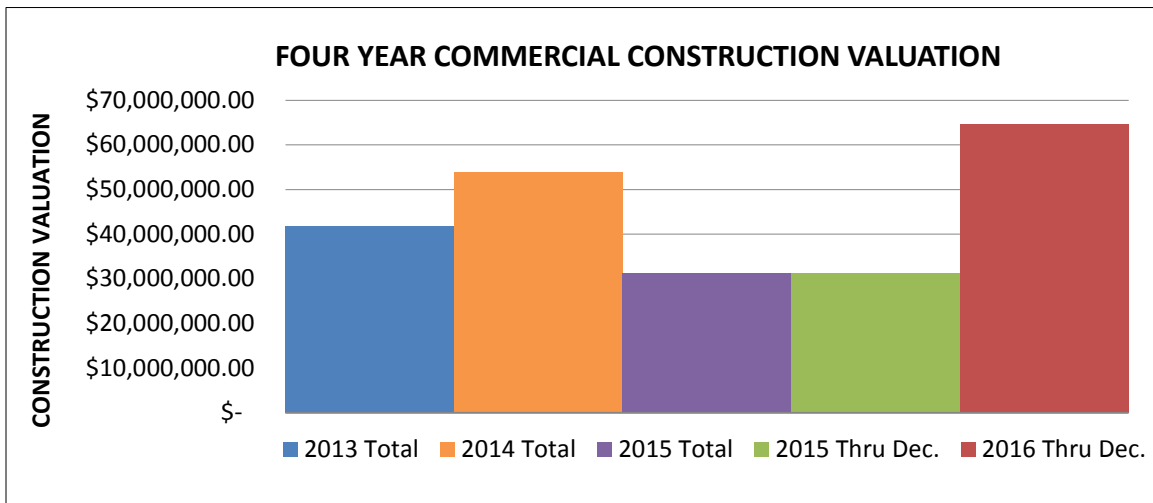
During December 2016 the City collected \$1,085.00 in tap fees for commercial and residential taps compared to \$3,255.00 during December 2015 and \$18,253.06 during December 2014. Tap fees are down 34% YTD due to the slowdown in new residential construction. The chart below compares commercial and residential tap fees collected from January 2013 to current.



During December 2016 the City issued no new commercial permits compared to one during December 2015 and one during December 2014. The new commercial permits are down 40% YTD. The chart below compares commercial building permits issued from January 2013 to current year.



The chart below compares new commercial valuation data from January 2013 to current year. The construction value is based on the contractors' declared construction cost. During December 2016 the contractors' valuation for new commercial projects is \$0.00 compared to 12,000,000.00 during December 2015 and \$10,000,000.00 during December 2014. The construction valuation is up 51% YTD, the increase is due to larger commercial projects with higher value.



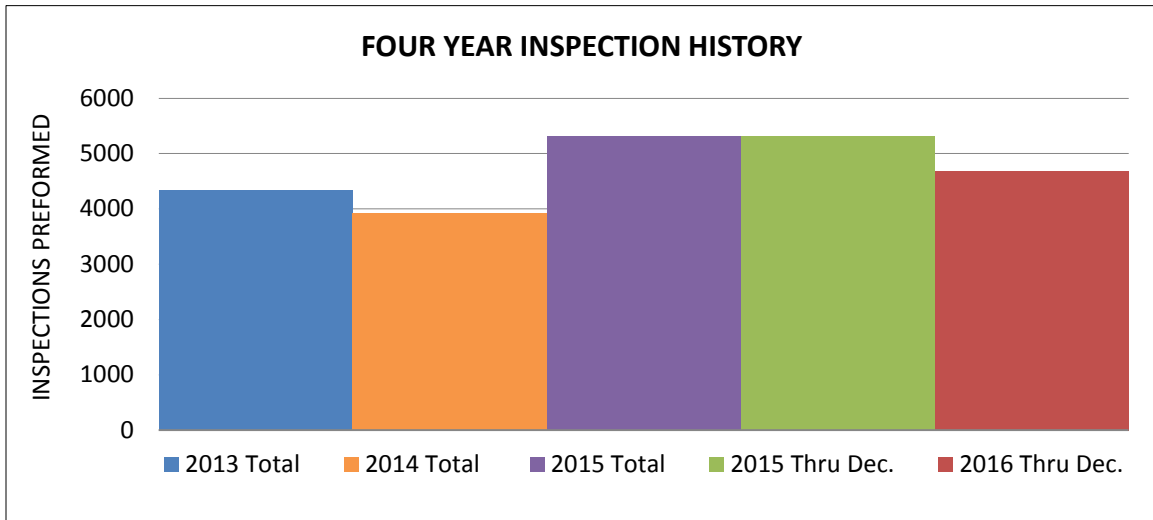
The table below provides a snapshot of new commercial development as well as a general timeline for completion. The start/completion dates are an estimated time frame.

Active New Commercial Projects			
Address	Description	Date permit issued	Expected completion date
223 David Vetter	Home 2 Suites (demo & rebuild)	January 18, 2016	Completion December 2016
285 Ed English	Vision Source	April 1, 2015	Completion November 2017
201 David Vetter	Woodloft	July 25, 2016	To be determined
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 December 2016
18550 David Memorial Dr.	Even Hotel	To be determined	To be determined
17971 I-45	AMC Theater	To be determined	To be determined
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
129 Vision Park Suite 100	Pharmacy	August 4, 2016	Completion January 2017
129 Vision Park Suite 109	Kidney Specialists of Houston	September 14, 2016	Completion January 2017
9250 Pinecroft	Surgery Center OR #6	June 27, 2016	Completion March 2017
19091 I-45	Sam's	November 18, 2016	Completion January 2017
19075 I-45 Suite 112B	Lakeshore Learning Center	October 20, 2016	Completion December 2016
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 December 2016
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 105	Dr. Geri & Chacko	August 17, 2016	Completion December 2016
128 Vision Park Suite 240	Reed Group	September 16, 2016	Completion January 2017
129 Vision Park Suite 211	Dr. Cockrill	August 8, 2016	Completion January 2017
129 Vision Park Suite 212	Dr. Kim	August 18, 2016	Completion January 2017
129 Vision Park Suite 306	Healing Hearts	August 17, 2016	Completion January 2017
129 Vision Park Suite 301	Tharian Urology	August 17, 2016	Completion January 2017
129 Vision Park Suite 110	Avery Eye Clinic	August 17, 2016	Completion January 2017
17947 I-45 Suite 220	Pure Lash	September 14, 2016	Completion December 2016
19073 I-45 Suite 145	Synergex	September 18, 2016	Completion December 2016
19075 I-45 Suite 200	Bath and Body Works Storage	November 1, 2016	Completion December 2016
19075 I-45 Suite 400	Blaze Pizza	To be determined	To be determined
150 Pineforest Suite 110	Family Senior Center	September 14, 2016	To be determined
19075 I-45 Suite 116C	Tropical Smoothie	December 8, 2016	To be determined
9303 Pinecroft Suite 390	HR Acquisition of San Antonio	November 21, 2016	Completion February 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	To be determined
19075 I-45 Suite 106	Norstrom Rack	To be determined	To be determined
9200 Pinecroft Suite 100	Radiation Toom 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

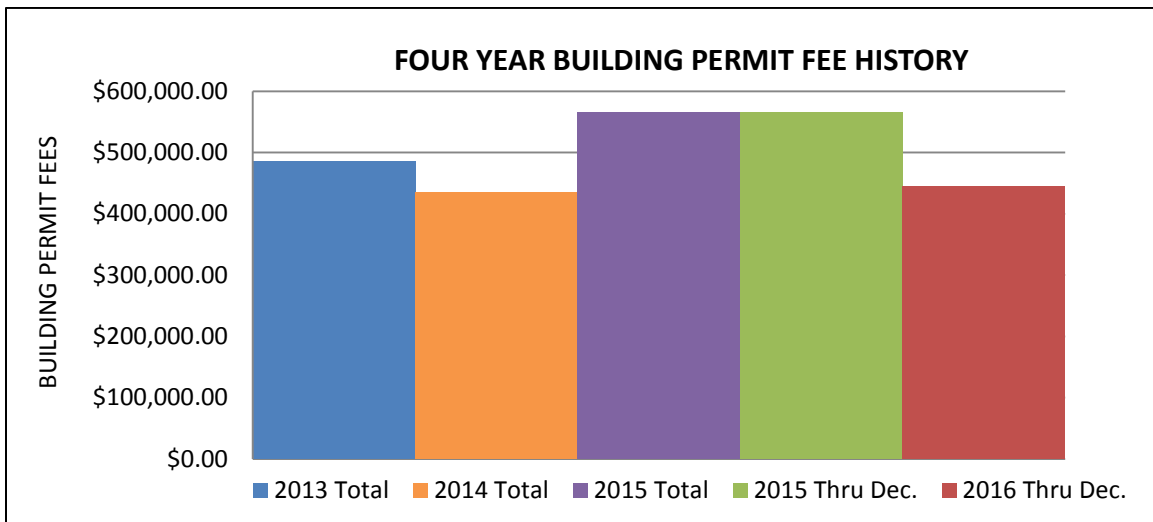
During December 2016 the City preformed 257 inspections compared to 453 in December of 2015 and 341 during December 2014. The chart below compares the total number of inspections preformed from January 2013 to current year.



For the month of December staff performed a total of 257 inspections. Inspections performed include:

- Building Department - 241
- Fire Inspector - 16
- Third Party Inspector – 0

During December 2016 the City collected \$39,301.30 for building permit fees compared to \$48,686.05 in December of 2015 and \$14,556.00 during December 2014. The chart below compares building permit fees collected from January 2013 to current year.



There were eight Certificates of Occupancy/completion issued in December including the following:

Owner	Address	Project	Date Issued
**Sam Moon	17947 I-45 #220	20161318	December 2, 2016
Sam Moon	17947 I-45 #220	20161318	December 2, 2016
Summit Property	19073 I-45 #145	20161319	December 8, 2016
Gracepoint Homes	140 Mckinley Landing	20161261	December 8, 2016
HARISKUMAR GANDHI	150 Pineforest 701	20161505	December 12, 2016
Kite Realty	19075 I-45 200	20161344	December 19, 2016
Vision Commons L.P	226 Green Blvd.	20161209	December 21, 2016
**Med Men LLC	129 Vision Park Suite 100	20161123	December 30, 2016

**Temporary CO was issued

During December eight sign permits were issued.

- 284 Ed English- real estate
- 19075 I-45 Suite 116C- (2) wall sign
- 19075 I-45 Suite 108- wall sign
- 119 Bonnie Ridge- model home sign
- 9250 Pinecroft- (2) temporary sign
- 128 Vision Park- panel sign

SUBMITTED BY: Heather Smallwood

