



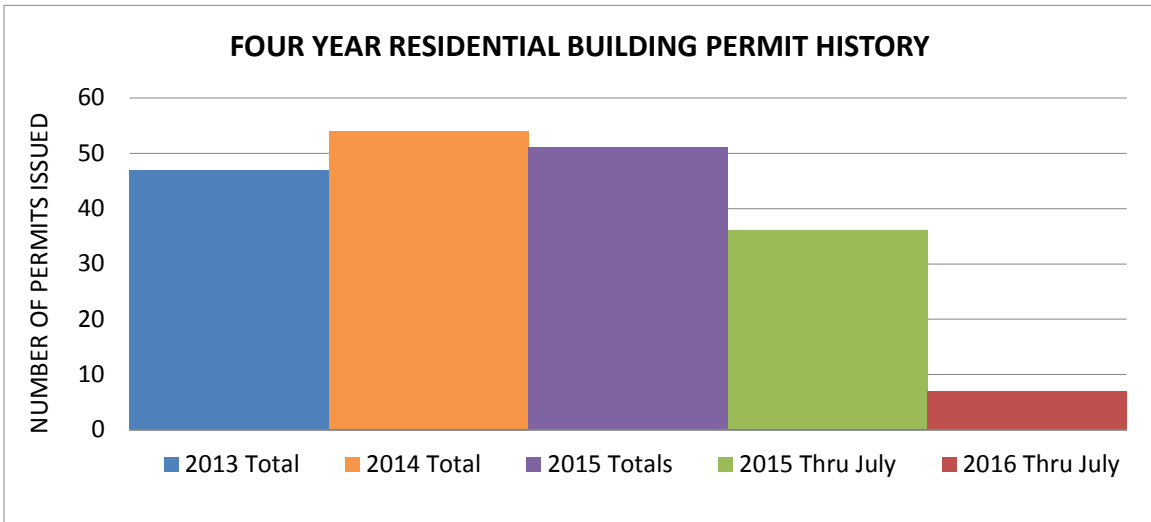
COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

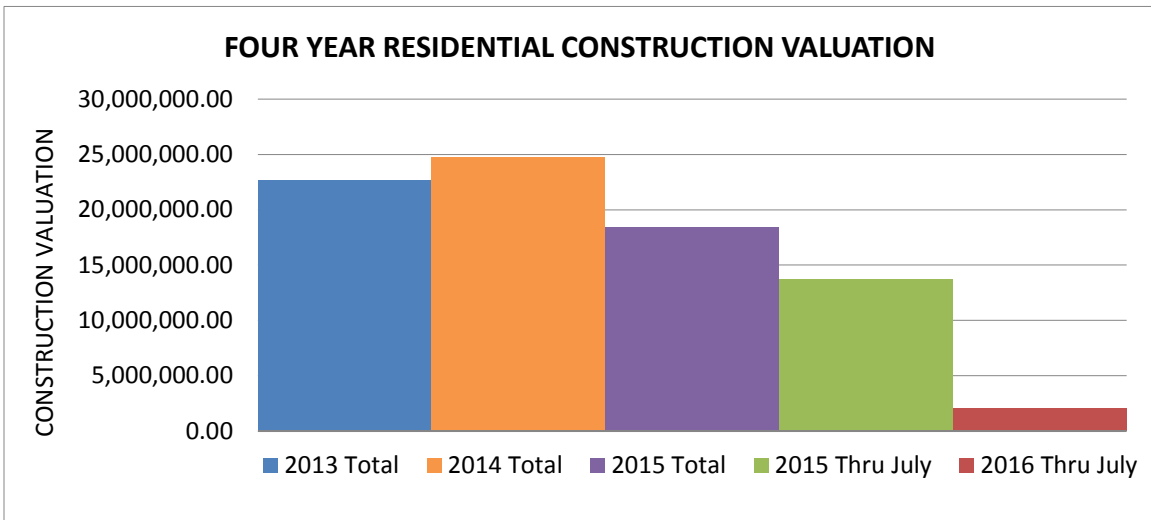
MONTH: JULY 2016

COMMUNITY DEVELOPMENT

During July 2016 the City issued one new permit for new residential homes compared to three during July 2015 and two during July 2014. The chart below compares this year to previous years. The City issued 16 free permits during July 2016. Total savings for residents from 2013 to current is \$58,600.00.



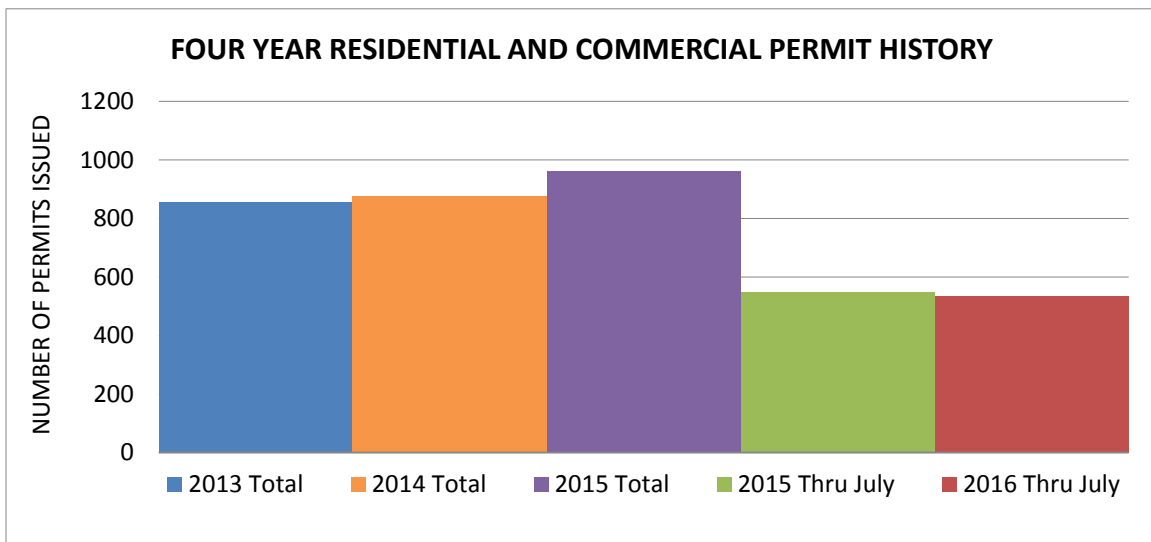
During July 2016 there was one residential permit issued. The valuation data is based on the contractors' declared construction cost. The chart below shows the valuation provided by new residential construction.



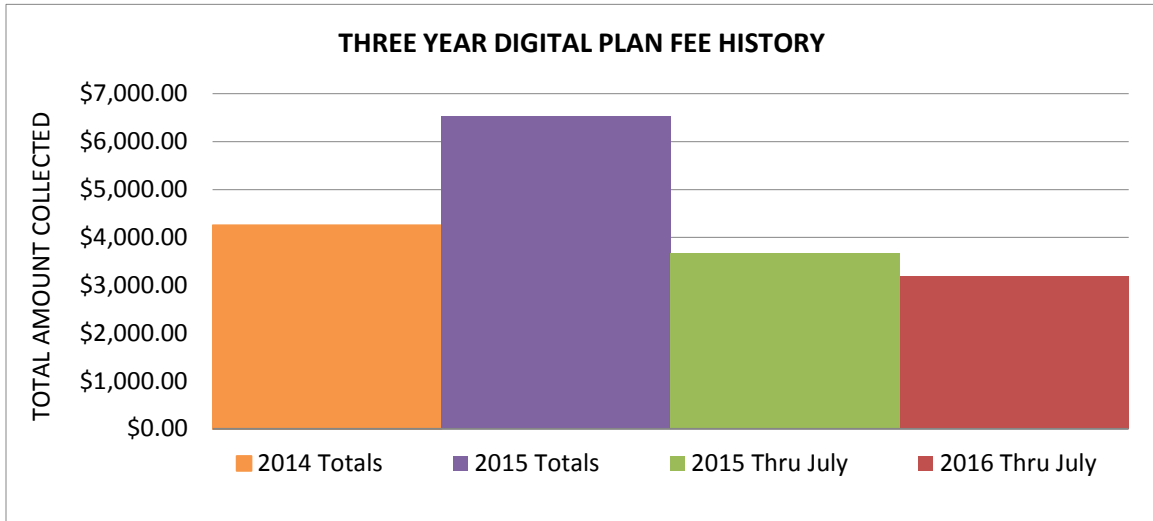
The table below summarizes the number of vacant lots and completion percentages for each subdivision in the City. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

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	2	12	22	61%
Reserve at Grogan's Mill	42	6	0	36	86%
Marion	44	0	11	33	75%
Silverwood Ranch	80	0	0	80	100%
Grogans Forest	128	0	0	128	100%
Shenandoah Valley	506	0	3	503	99%
Lily	62	4	48	10	16%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	10	72	10	11%
CITY TOTAL	1181	22	180	979	83%

The chart below compares the total number of residential and commercial permits issued.



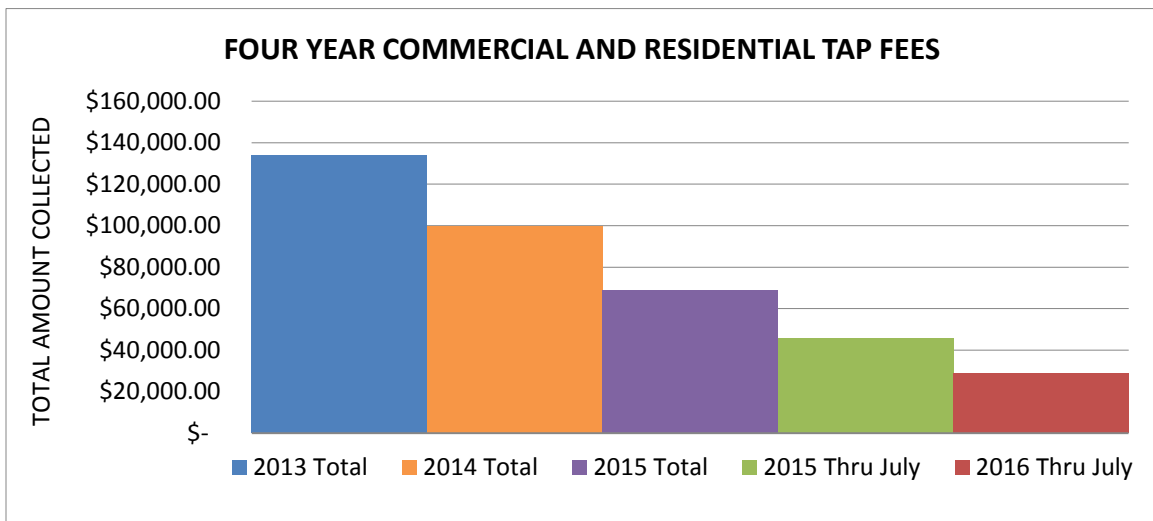
In May 2014 the City implemented a digital plan review process. During July 2016 the City collected \$525.74 for digital plan review fees for a total of \$13,973.74 since May of 2014. The chart below outlines the fees collected for the digital plan review.



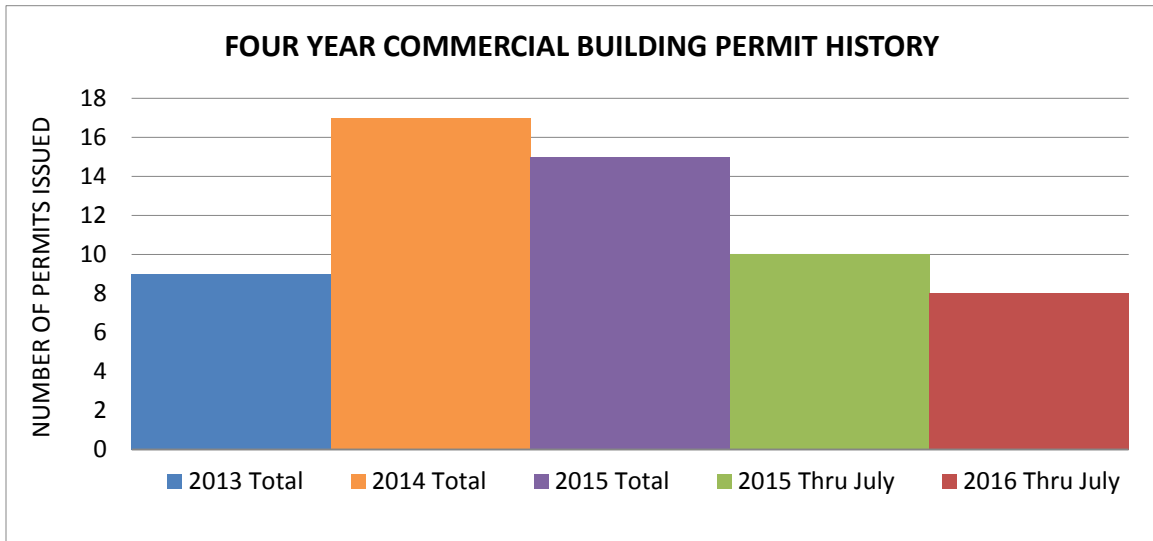
The digital plan review fee is used to purchase equipment to enhance the inspector’s digital plan review process. In July the City had no purchases from the digital plan review account. The chart below outlines the digital plan review revenue and the expenses.

Four Year Digital Plan Review History				
	FY 2013-2014	FY 2014-2015	FY 2015-2016	Balance
Total Revenue	\$2,076.00	\$7,047.00	\$4,850.74	
Total Expenses	\$5,306.42	\$3,344.25	\$5,029.99	
Total	-\$3,230.42	\$3,702.75	-\$179.25	\$293.08

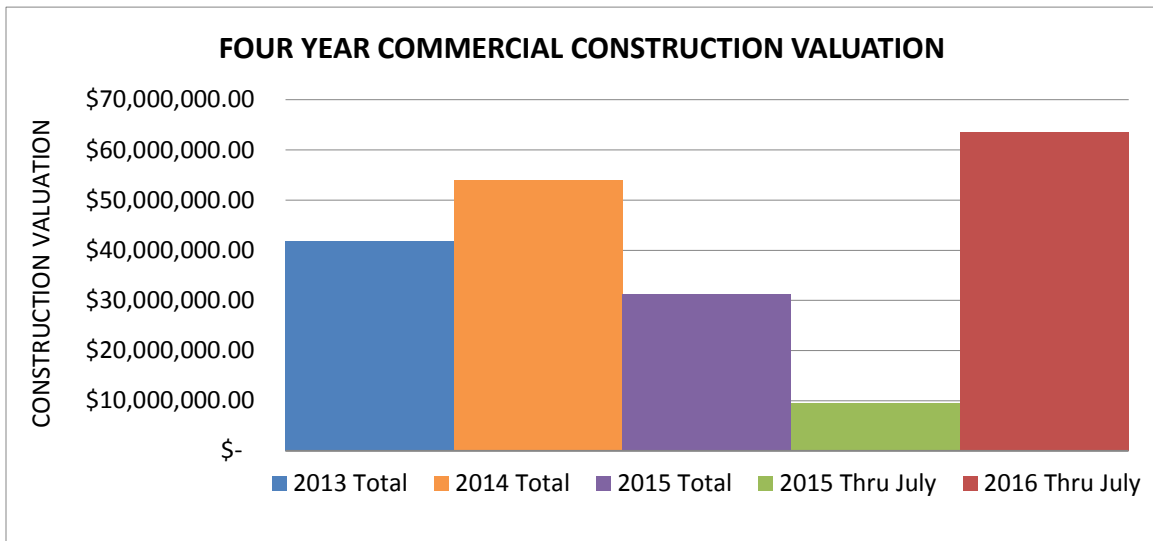
During July 2016 the City collected \$3,255.00 in tap fees for commercial and residential taps compared to \$10,235.00 during July 2015 and \$10,850.00 during July 2014. The chart below compares commercial and residential tap fees collected from 2013 to current.



During July 2016 the City issued one new commercial permit. 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.



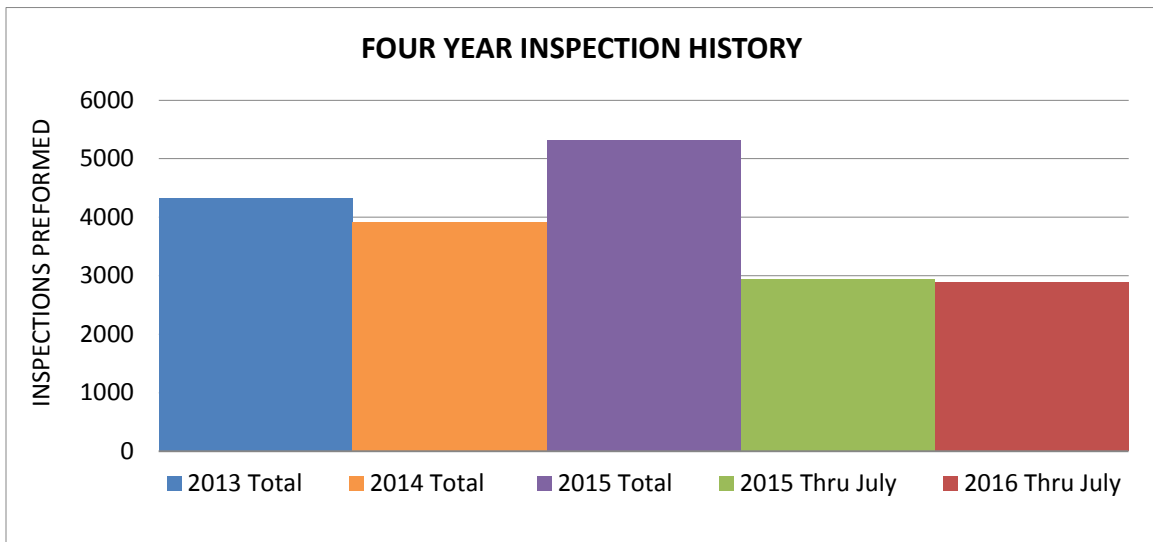
Below is a list of active new commercial projects with projected start/completion dates. The start/completion dates are an estimated time frame.

Active New Commercial Projects			
Address	Description	Date permit issued	Expected completion date
150 Pine Forest	Pineforest Office Condos	June 13, 2014	Completion September 2016
223 David Vetter	Home 2 Suites (demo & rebuild)	January 18, 2016	Completion August 2016
285 Ed English	Vision Source	April 1, 2015	Completion August 2016
18101 I-45	Pappasitos	October 30, 2014	Completion August 2016
120 Vision Park	Avanti Senior Living	December 1, 2014	Completion July 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 August 2016
19075 I-45 Suite 800	Portofino	February 18, 2016	Completion August 2016
19075 I-45 Suite 900	Portofino	February 18, 2016	Completion August 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
8845 Six Pines Suite 100	Biometrix	March 29, 2016	Completion July 2016
129 Vision Park Suite 100	Pharmacy	To be determined	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
9200 Pinecroft Suite 450	Texas Oncology	June 13, 2016	Completion August 2016
19075 I-45 Suite 112A	Old Navy	To be determined	To be determined
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	To be determined	To be determined
9200 Pinecroft Suite 425	UT Physicians ENT	July 29, 2016	Completion September 2016
19075 I-45 Suite 112B	Lakeshore Learning Center	To be determined	To be determined
1120 Medical Plaza Dr. Suite 350	CBRE Management Office	To be determined	To be determined
19075 I-45 Suite 112C	Kite Realty	To be determined	To be determined

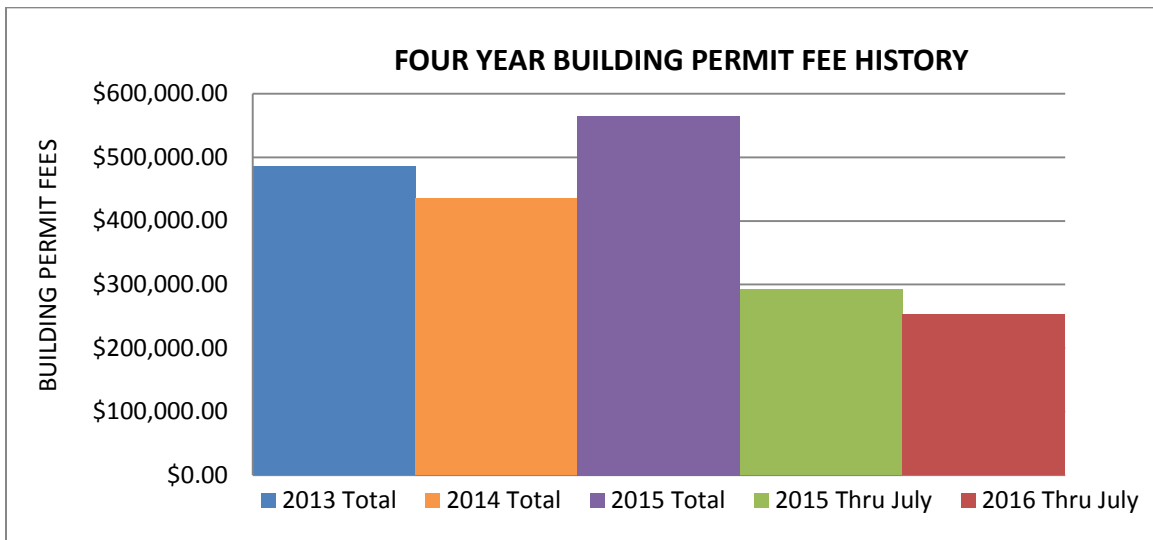
During July 2016 the City performed 355 inspections compared to 411 in July of 2015 and 372 in July of 2014. The chart below compares the total number of inspections performed from 2013 to current year.



For the month of July staff performed a total of 355 inspections. Inspections performed include:

- Building Department - 327
- Fire Inspector - 28
- Third Party Inspector – 0

During July 2016 the City collected \$65,567.50 for building permit fees compared to \$39,641.15 in July of 2015. The chart below compares building permit fees collected from 2013 to current year.



There were 25 certificates of occupancy/completion issued in July including the following:

Certificate of Occupancy			
Owner	Address	Project	Date Issued
Kite Realty	19075 I-45 Suite 750	20161175	7/1/2016
**Pineforest Office Park	150 Pineforest Bldg 1A	20131316	7/5/2016
**Pineforest Office Park	150 Pineforest Bldg 1B	20131317	7/5/2016
**Pineforest Office Park	150 Pineforest Bldg 1C	20131318	7/5/2016
**Pineforest Office Park	150 Pineforest Suite 104	20161251	7/5/2016
AIB Shenandoah LLC	18446 I-45	20161249	7/6/2016
**Adult and Senior Center	150 Pineforest Suite 110	20161254	7/7/2016
Day Dream Bridal	19189 I-45 M	20161112	7/8/2016
**Pineforest Office Park	150 Pineforest Suite 101	20161255	7/8/2016
**Lone Star Home Dialysis	150 Pineforest 102	20161257	7/11/2016
**Avanti Senior Living	120 Vision Park	20141317	7/12/2016
David Weekley Homes	219 Sonoma	20141350	7/12/2016
Vision Commons L.P.	283 Willow St.	20151532	7/18/2016
**Kingwood Psychiatry	150 Pineforest #108	20161269	7/19/2016
**Biometrix Holding	8845 Six Pines 100	20161061	7/20/2016
Avanti Senior Living	120 Vision Park	20141317	7/26/2016
Biometrix Holding	8845 Six Pines 100	20161061	7/27/2016
Pineforest Office Park	150 Pineforest Bldg. 1A	20131316	7/28/2016
Pineforest Office Park	150 Pineforest Bldg.1B	20131317	7/28/2016
Pineforest Office Park	150 Pineforest Bldg. 1C	20131318	7/28/2016
The Healing Kidneys Institute	150 Pineforest Suite 101	20161255	7/28/2016
Lone Star Home Dialysis	150 Pineforest Suite 102	20161257	7/28/2016
Abenstern Global Investments	150 Pineforest Suite 104	2016121	7/28/2016
Kingwood Psychiatry	150 Pineforest Suite 108	20161269	7/28/2016
Family and Senior Clinic	150 Pineforest Suite 110	20161254	7/28/2016

**Temporary CO was issued

During July thirteen sign permits were issued:

- 223 David Vetter - (2) wall signs (1) monument sign
- 8845 Six Pines Suite 100- wall sign
- 18450 I-45- (2) wall signs (1) monument sign
- 135 Vision Park- monument sign
- 1500 Research Forest Suite 230- wall sign
- 29216 Malaga Forest- model home sign
- 19075 I-45 Suite 111A- wall sign
- 105 McGoey- model home sign
- 1488 Wellman Road- wall sign

SUBMITTED BY: Heather Smallwood

Heather Smallwood

Building Department