



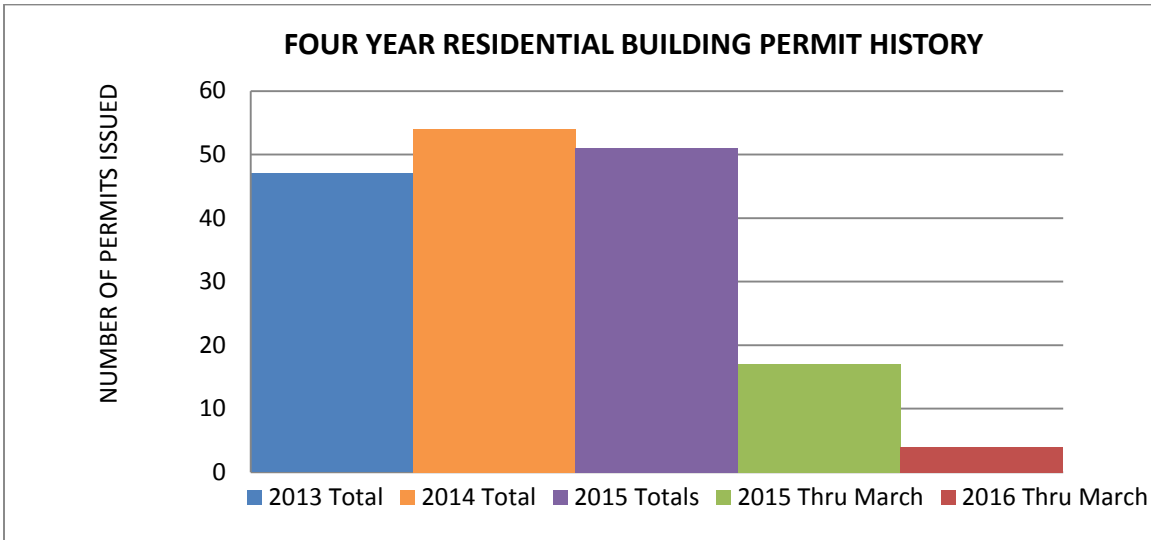
COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

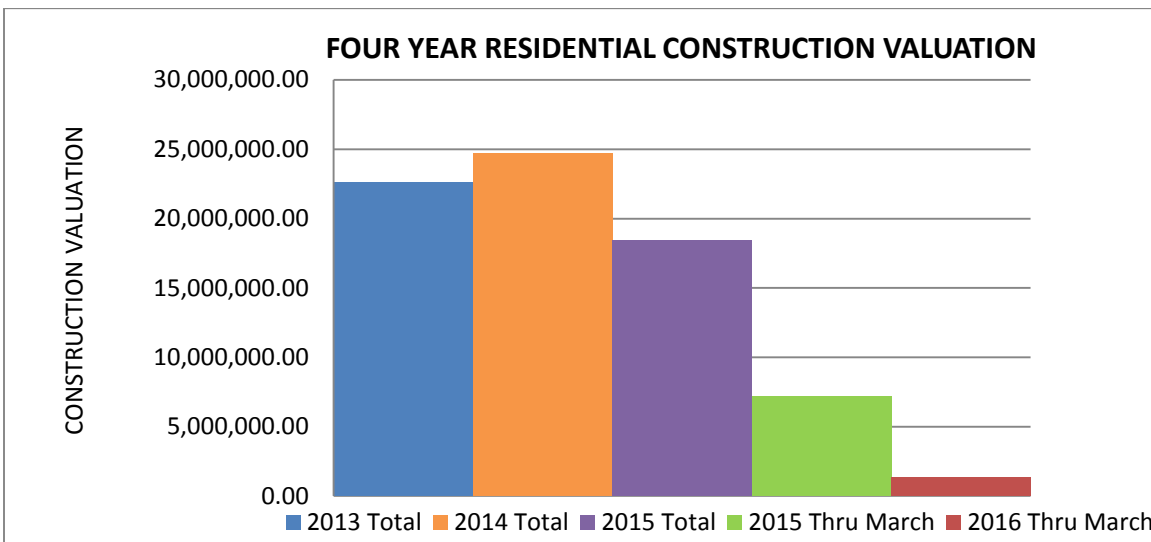
MONTH: MARCH 2016

COMMUNITY DEVELOPMENT

During March 2016 the City issued one permit for new residential homes compared to four during March 2015 and three during March 2014. The chart below compares this year to previous years. The City issued 12 free permits during March 2016. Total savings for residents from 2013 to current is \$46,600.00.



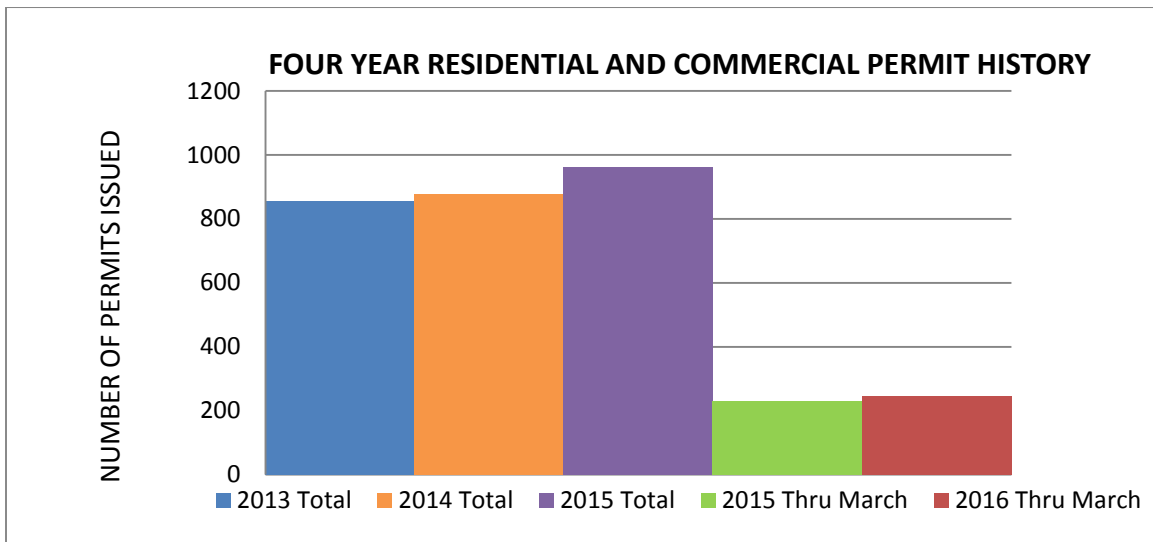
During March 2016 the average construction valuation per house was \$247,095.00. The valuation data is based on the contractors' declared construction cost. The chart below shows the valuation provided by new residential construction.



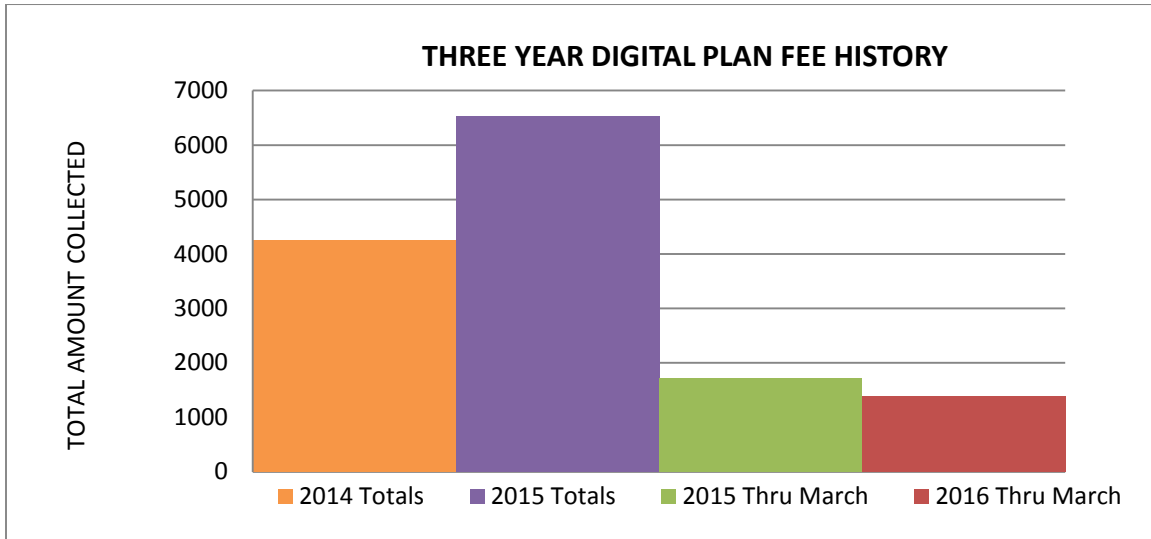
The table below summarizes the number of vacant lots and completion percentages for each subdivision in the City. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

	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	12	21	58%
Reserve at Grogan's Mill	42	10	0	32	76%
Marion	44	6	11	27	61%
Silverwood Ranch	80	0	0	80	100%
Grogans Forest	128	0	0	128	100%
Shenandoah Valley	506	0	3	503	99%
Lilly	62	6	48	8	13%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	9	75	8	9%
CITY TOTAL	1181	34	183	964	82%

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



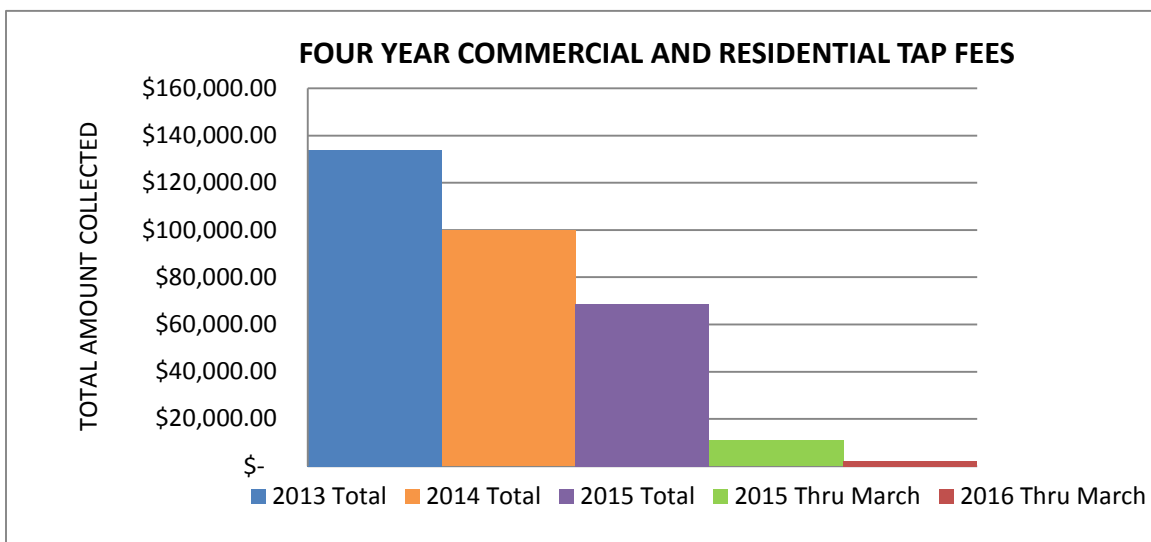
In May 2014 the City implemented a digital plan review process. During March 2016 the City collected \$355.00 for digital plan review fees for a total of \$12,163.00 since May of 2014. The chart below outlines the fees collected for the digital plan review.



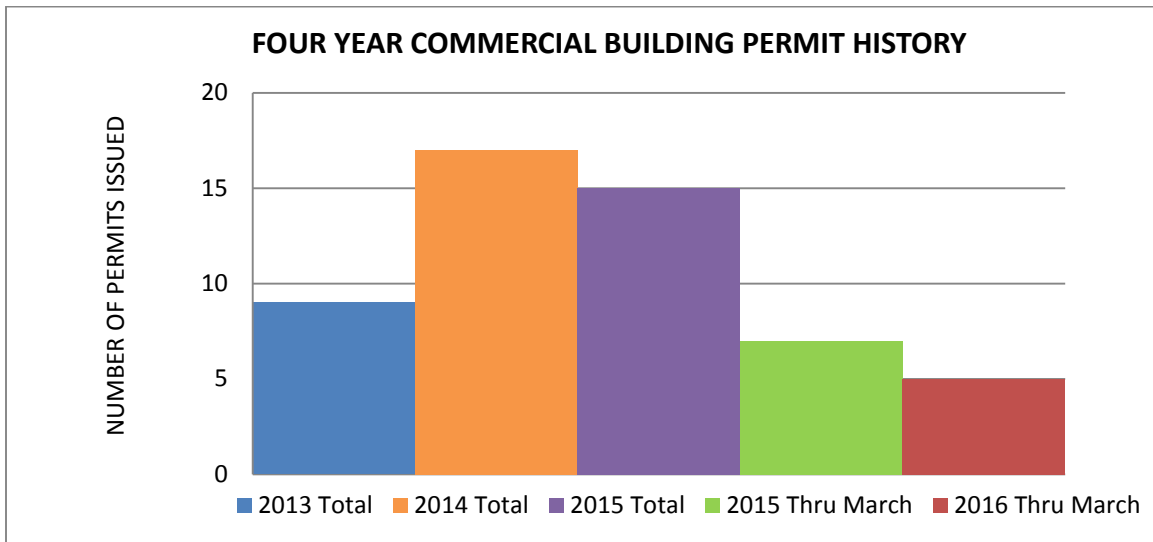
The digital plan review fee is used to purchase equipment to enhance the inspector’s digital plan review process. In March the City had no purchases from the digital plan review account. The chart below outlines the digital plan review revenue and the expenses.

	FY 2013-2014	FY 2014-2015	FY 2015-2016	Balance
Total Revenue	\$2,076.00	\$7,047.00	\$3,040.00	
Total Expenses	\$5,306.42	\$3,344.25	\$4,668.75	
Total	-\$3,230.42	\$3,702.75	-\$1,628.75	-\$1,156.42

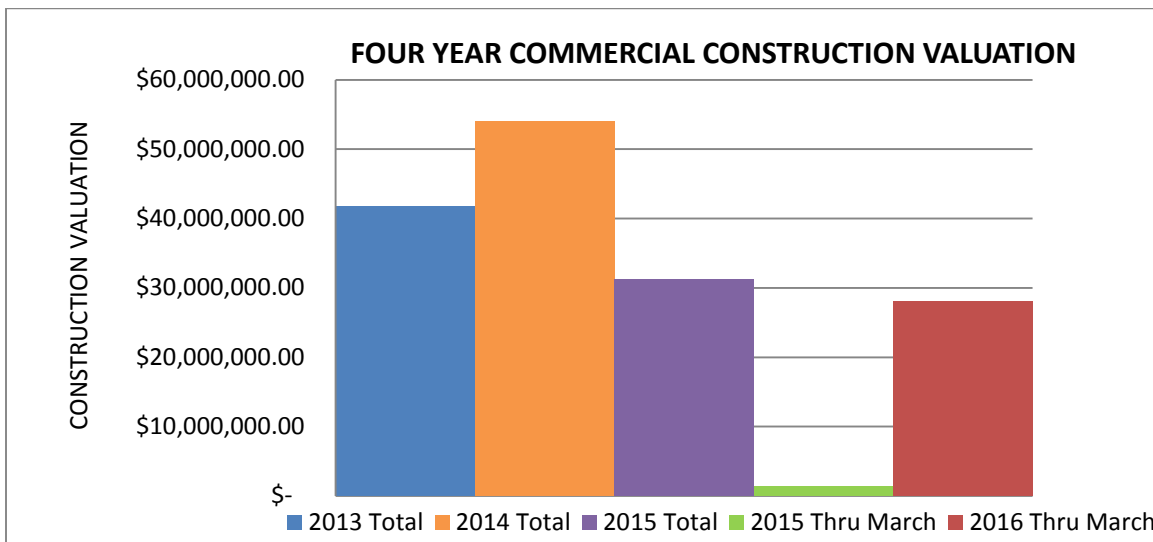
During March 2016 the City collected \$1,085.00 in fees for commercial and residential taps compared to none during March 2015 and \$17,420.00 during March 2014. The chart below compares commercial and residential tap fees collected from 2013 to current.



During March 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.



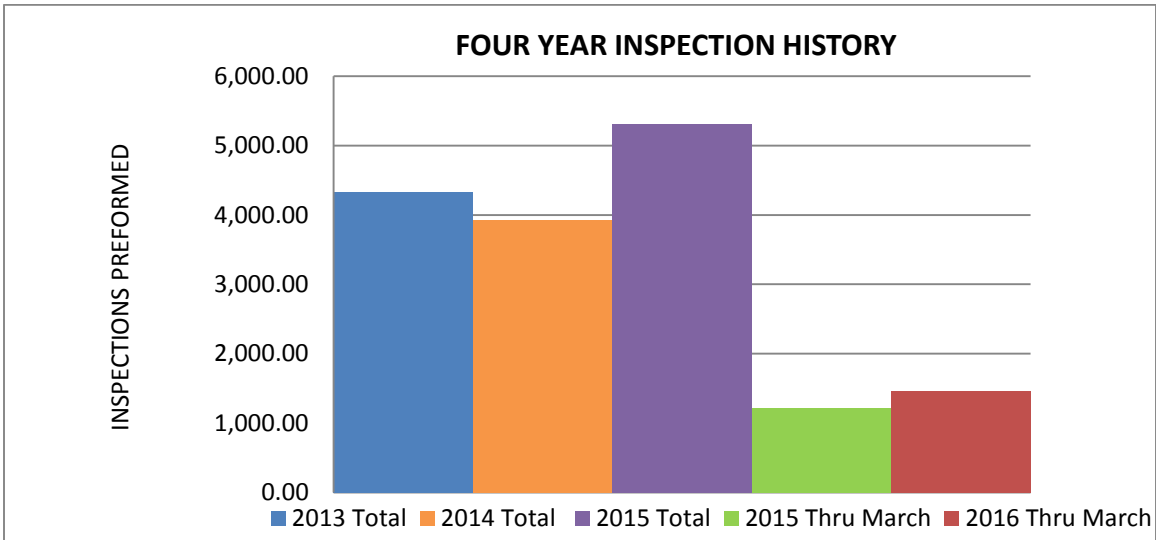
Attached is a list of active new commercial projects with projected start/completion dates. The start/completion dates are an estimated time frame.

Active New Commercial Projects			
Address	Description	Date permit issued	Expected completion date
150 Pine Forest	Pineforest Office Condos	June 13, 2014	Completion June 2016
223 David Vetter	Home 2 Suites (demo & rebuild)	January 18, 2016	Completion August 2016
19333 David Memorial	Holiday Inn	July 2, 2014	Completion April 2016
285 Ed English	Vision Source	April 1, 2015	Completion May 2016
18101 I-45	Pappasitos	October 30, 2014	Completion April 2016
120 Vision Park	Avanti Senior Living	December 1, 2014	Completion April 2016
801 Maplewood	City Park Renovation	November 20, 2014	Completion March 2016
201 David Vetter	Woodloft	To be determined	To be determined
129 Vision Park	Center of Digestive Disease	September 4, 2015	Completion August 2016
8933 Tamina Road	Cambria Hotel	December 31, 2015	Completion November 2016
250 Ed English Bldg.#4	Portofino Office Condos	July 16, 2015	Completion April 2016
198 Ed English	BMW Motorcycle	July 18, 2015	Completion May 2016
250 Ed English Bldg.#6	Portofino Office Condos	September 2, 2015	Completion April 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	To be determined	To be determined
19075 I-45 Suite 800	Portofino	February 18, 2016	Completion August 2016
19075 I-45 Suite 900	Portofino	February 18, 2016	Completion August 2016

Attached 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
315 Shenandoah	Toddler Park	March 1, 2016	Completion May 2016
920 Medical Plaza Suite 100	Linear Accelerator Vault	September 17, 2015	Completion April 2016
111 Vision Park Suite 150	Digestive Specialists	February 1, 2016	Completion April 2016
19189 I-45	Dream Day Bridal	March 30, 2016	Completion May 2016
1120 Medical Plaza Suite 250	MHTWH Cancer Survivor Center	October 28, 2015	Completion July 2016
111 Vision Park Blvd Suite 160	Endoscopy center	November 16, 2015	Completion July 2016
128 Vision Park Suite 210	Mobile Diagnostic Imaging	October 14, 2015	Completion July 2016
9250 Pinecroft	Level 5-7 buildout	October 5, 2015	Completion September 2016
9250 Pinecroft	Emergency Room Renovation	January 30, 2015	Completion May 2015
17943 I-45 Suite 218	Enterprise	March 22, 2016	To be determined
17947 I-45 Suite 202	Sherwin Williams	January 7, 2016	Completion April 2016
19075 I-45 Suite 910	Mattress Firm	To be determined	To be determined
8845 Six Pines Suite 100	Biometrix	March 29, 2016	To be determined
129 Vision Park Suite 100	Pharmacy	To be determined	To be determined
1620 Research Forest Suite 150	Tiffs Treats	January 21, 2016	Completion April 2016
19075 I-45 Suite 111J	Bath and Body Works	February 15, 2016	Completion May 2016

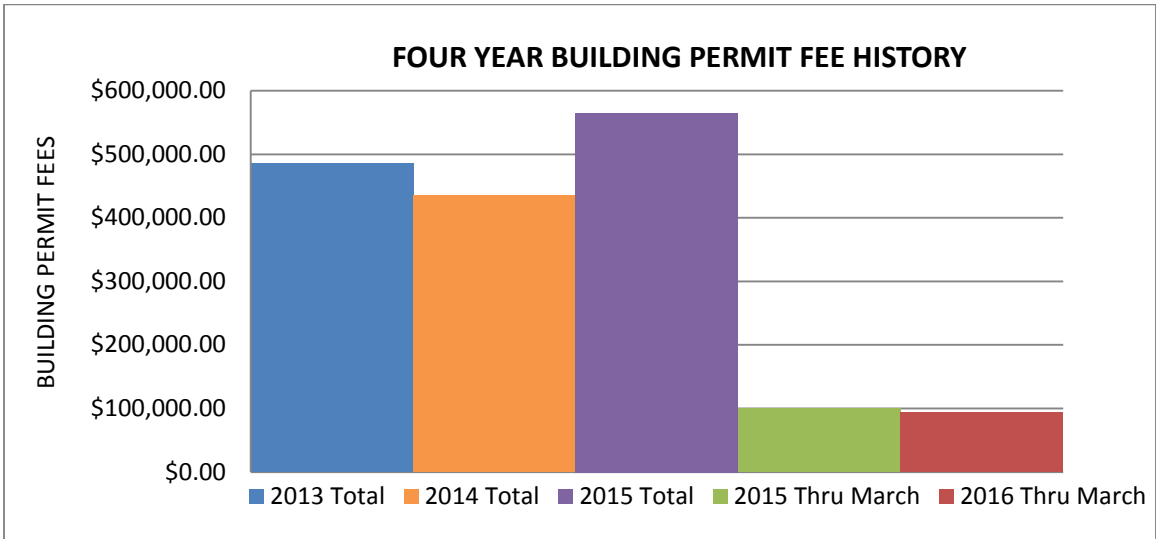
During March 2016 the City preformed 504 inspections compared to 467 in March of 2015 and 286 in March of 2014. The chart below compares the total number of inspections preformed from 2013 to current year.



For the month of March staff performed a total of 504 inspections. Inspections performed include:

- Building Department - 471
- Fire Inspector - 30
- Third Party Inspector - 3

During March 2016 the City collected \$22,622.15 for building permit fees compared to \$20,905.45 in March of 2015. The chart below compares building permit fees collected from 2013 to current year.



There were 16 certificates of occupancy/completion issued in March including the following:

Owner	Address	Project	Date Issued
Windy City Grill & Pizza	1500 Research Forest Dr. 100	20151581	3/3/2016
**VPI Partners, LP	128 Vision Park Blvd. 300	20151582	3/4/2016
**Scott Frost	1500 Research Forest Dr. 235	20151412	3/7/2016
RP Southwood LP	19221 I-45 470	20151600	3/8/2016
C B Richard Ellis	9200 Pineroft 425	20151556	3/10/2016
**Thind Hotels	19333 David Memorial	20131503	3/11/2016
Scott Frost	1500 Research Forest 235	20151412	3/17/2016
Gracepoint Homes	105 McGoey Circle	20151328	3/17/2016
Gracepoint Homes	195 McGoey Circle	20151347	3/17/2016
VPI Partners, LP	128 Vision Park Blvd. 300	20151582	3/17/2016
David Weekley Homes	294 Sonoma Ct.	20141382	3/24/2016
Neptune New Milenium LLC	1500 Research Forest 230	20151390	3/24/2016
Pelican Builders	242 Green Blvd.	20151317	3/29/2016
Pelican Builders	211 Willow St.	20141398	3/31/2016
Pelican Builders	215 Willow St.	20141447	3/31/2016
**Tiffs Treats	1620 Research Forest Dr. 150	20151576	3/31/2016

**Temporary CO was issued

During March 13 sign permits were issued:

- 1500 Research Forest Suite 230- wall sign
- 17943 I-45 Suite 218 -wall sign and panel sign
- 19333 David Memorial- front wall sign, flag poles, side wall sign, and monument sign
- 17947 I-45 Suite 202- temporary banner, front wall sign, side wall sign, and panel sign
- 19075 I-45 Suite 111J- temporary banner
- 105McGoey- model home sign.

SUBMITTED BY: Heather Smallwood

