



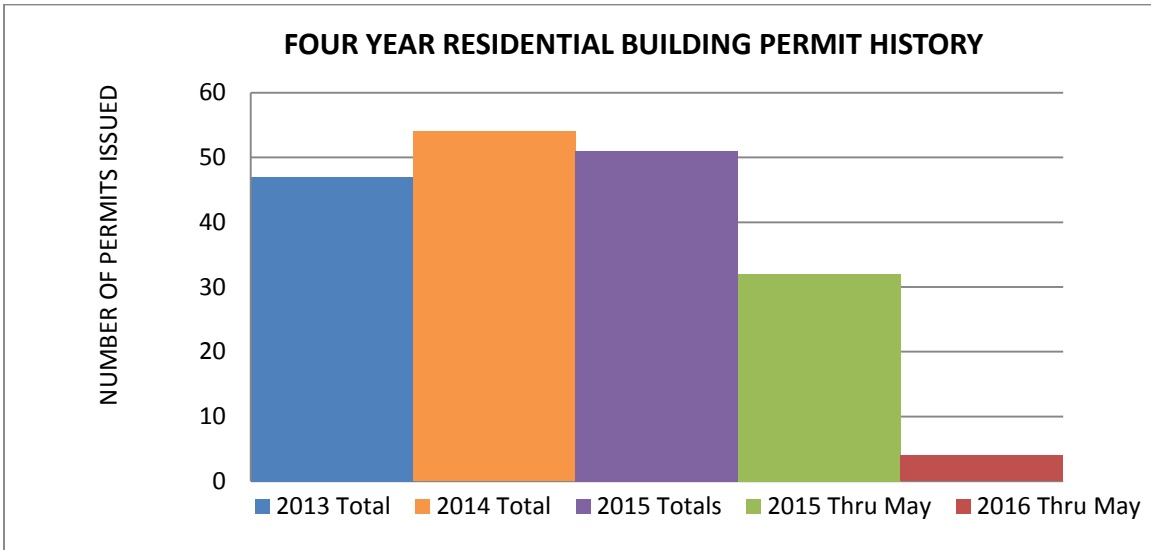
# COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

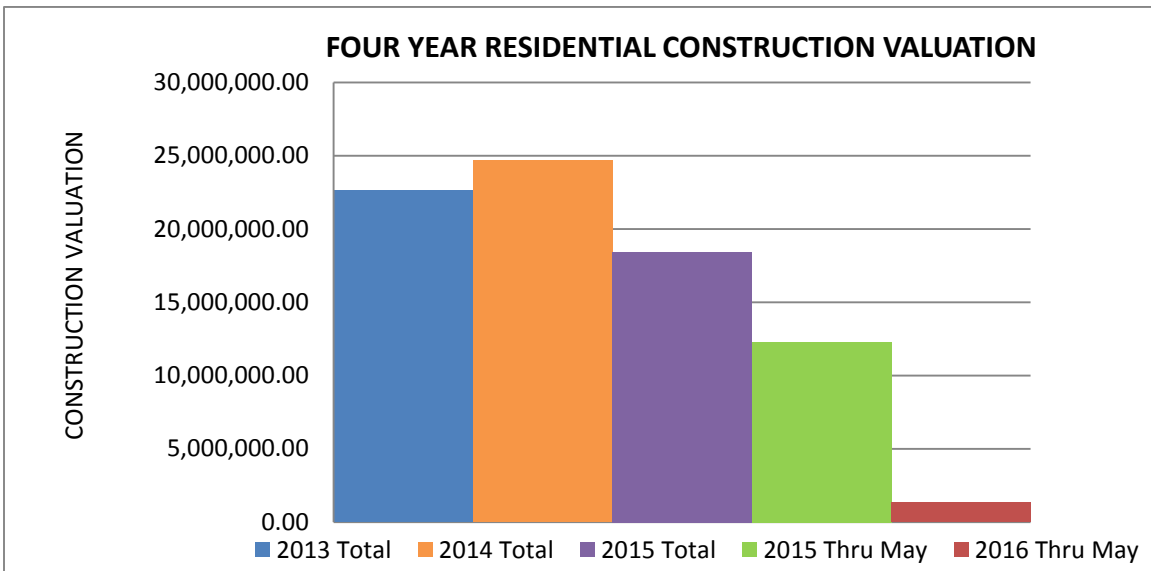
MONTH: MAY 2016

**COMMUNITY DEVELOPMENT**

During May 2016 the City issued no permits for new residential homes compared to five during May 2015 and five during May 2014. The chart below compares this year to previous years. The City issued 13 free permits during May 2016. Total savings for residents from 2013 to current is \$50,700.00.



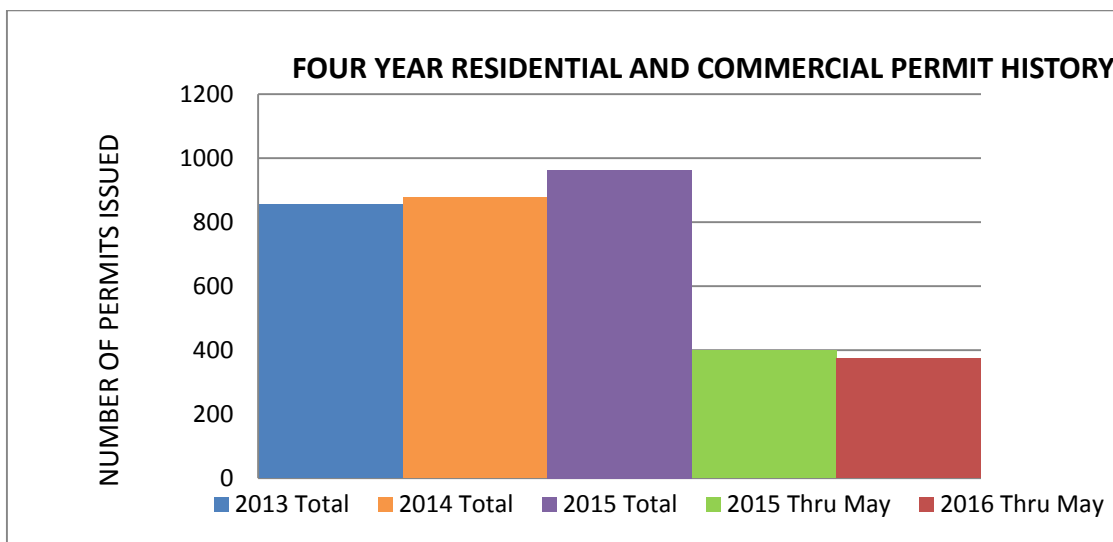
During May 2016 there were no residential permits issued. The valuation data is based on the contractors' declared construction cost. The chart below shows the valuation provided by new residential construction.



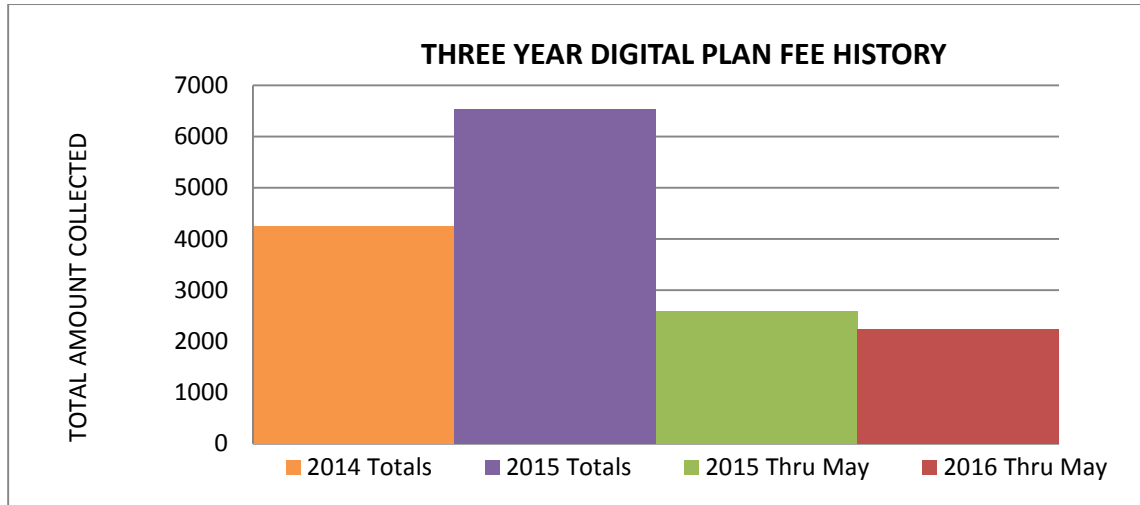
The table below summarizes the number of vacant lots and completion percentages for each subdivision in the City. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

	<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	2	12	22	61%
Reserve at Grogan's Mill	42	10	0	32	76%
Marion	44	1	11	32	73%
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	8	75	9	10%
<b>CITY TOTAL</b>	<b>1181</b>	<b>26</b>	<b>183</b>	<b>972</b>	<b>82%</b>

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



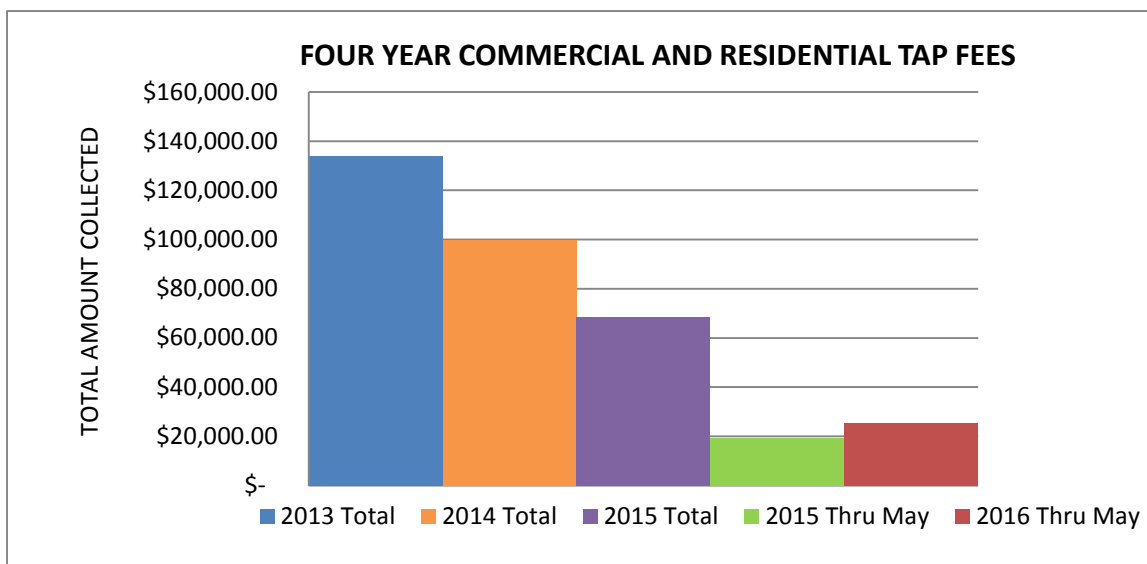
In May 2014 the City implemented a digital plan review process. During May 2016 the City collected \$410.00 for digital plan review fees for a total of \$13,028.00 since May of 2014. The chart below outlines the fees collected for the digital plan review.



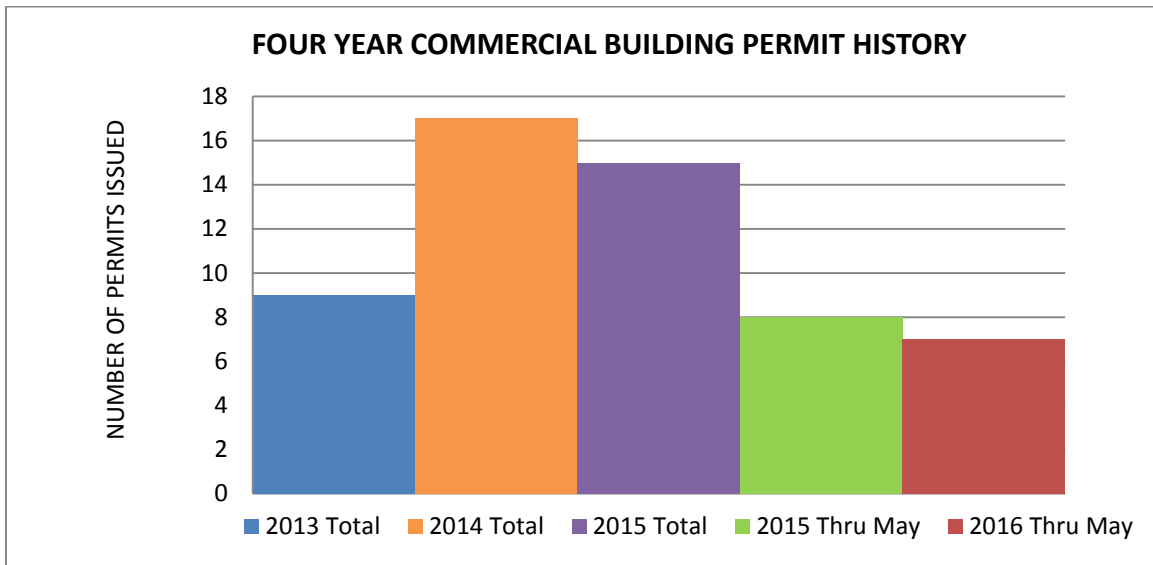
The digital plan review fee is used to purchase equipment to enhance the inspector's digital plan review process. In May the City purchased a new plan review television, since the original one was nonoperational after a storm. Staff determined that a fuse went bad in the breaker panel send different voltage to the television. 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	\$3,905.00	
Total Expenses	\$5,306.42	\$3,344.25	\$4,234.99	
<b>Total</b>	<b>-\$3,230.42</b>	<b>\$3,702.75</b>	<b>-\$329.99</b>	<b>\$142.34</b>

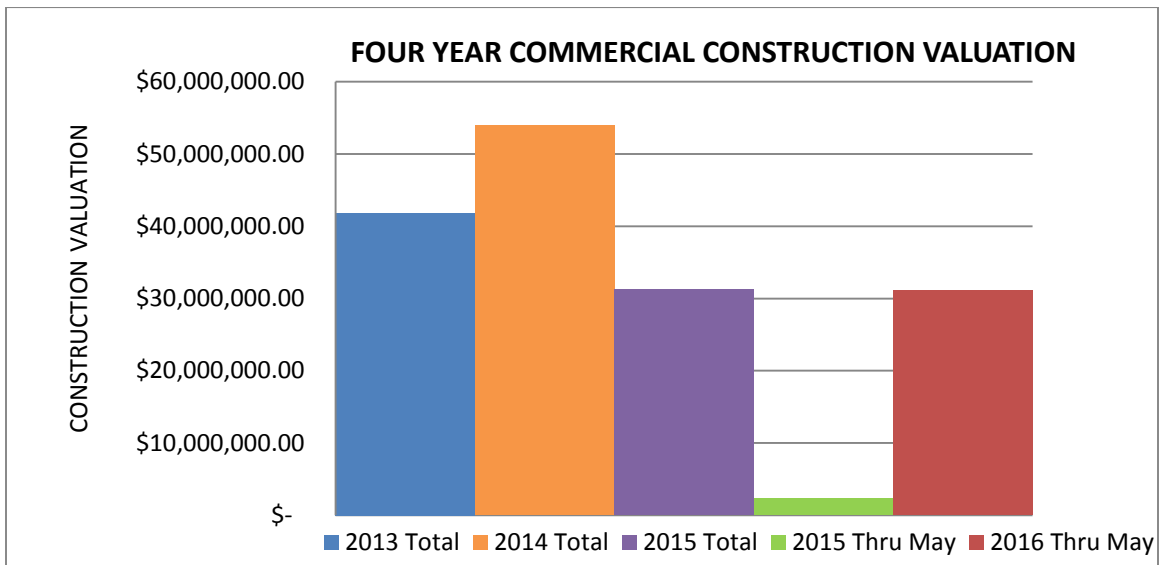
During May 2016 the City collected \$23,156.80 in tap fees for commercial and residential taps compared to \$6,265.36 during May 2015 and \$7,595.00 during May 2014. The chart below compares commercial and residential tap fees collected from 2013 to current.



During May 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.



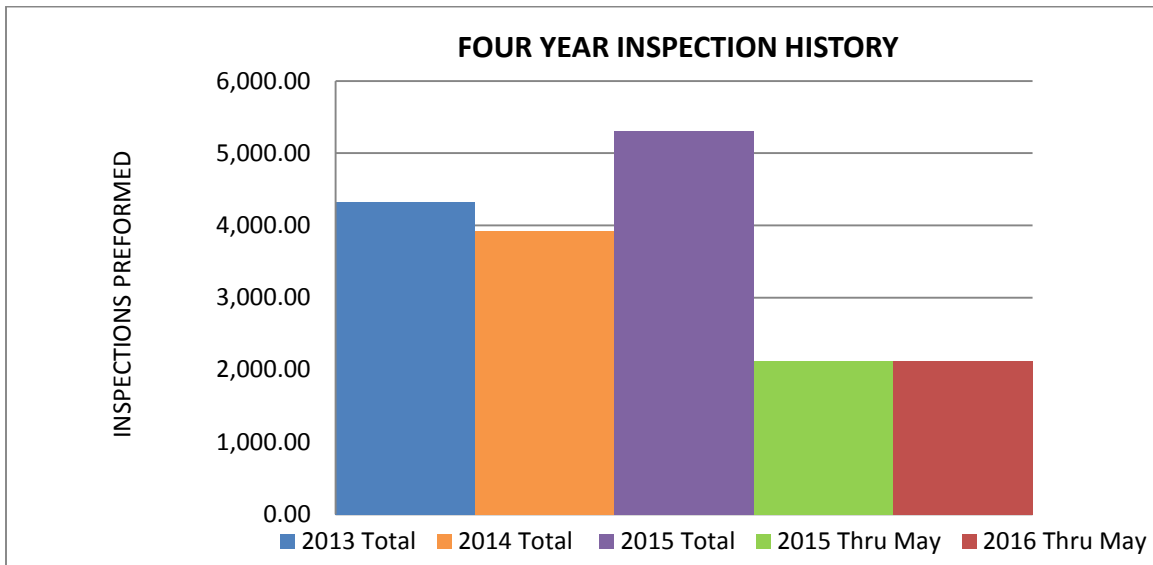
Below is a list of active new commercial projects with projected start/completion dates. The start/completion dates are an estimated time frame.

Active New Commercial Projects			
Address	Description	Date permit issued	Expected completion date
150 Pine Forest	Pineforest Office Condos	June 13, 2014	Completion 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 June 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 June 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 June 2016
250 Ed English Bldg.#6	Portofino Office Condos	September 2, 2015	Completion June 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 June 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
315 Shenandoah	Toddler Park	March 1, 2016	Completion June 2016
111 Vision Park Suite 150	Digestive Specialists	February 1, 2016	Completion May 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 January 2017
17943 I-45 Suite 218	Enterprise	March 22, 2016	To be determined
19075 I-45 Suite 910	Mattress Firm	To be determined	To be determined
8845 Six Pines Suite 100	Biometrix	March 29, 2016	Completion August 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	To be determined	To be determined
19075 I-45 Suite 750	Sally's Beauty	May 27, 2016	Completion July 2016
19075 I-45 Suite 111A	Amazing Lash	To be determined	To be determined
9200 Pinecroft Suite 450	Texas Oncology	To be determined	To be determined
19075 I-45 Suite 112A	Old Navy	To be determined	To be determined

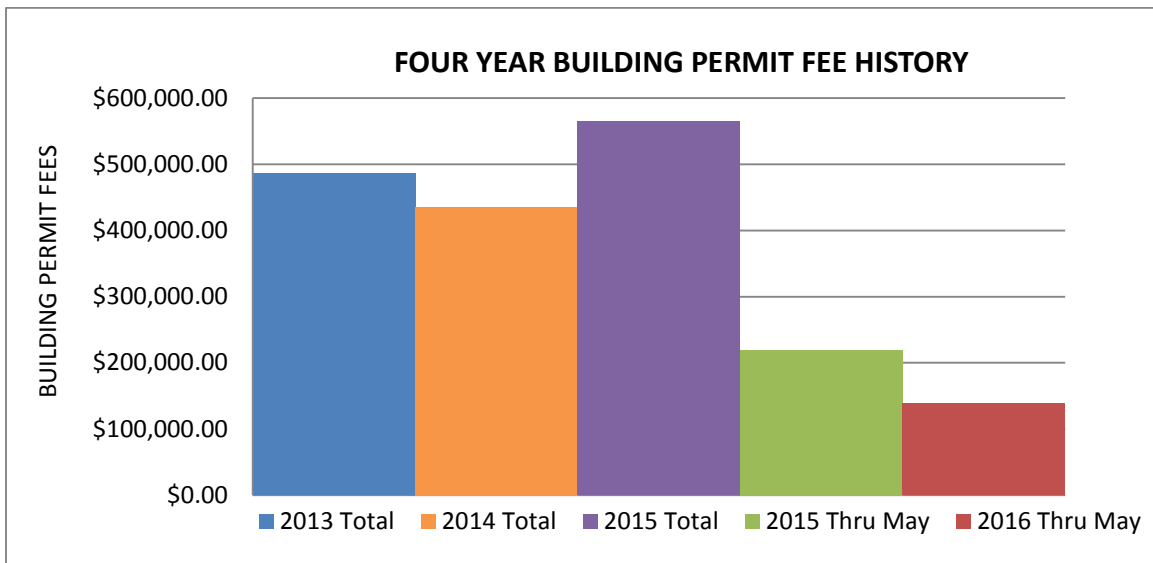
During May 2016 the City preformed 284 inspections compared to 405 in May of 2015 and 320 in May of 2014. The chart below compares the total number of inspections preformed from 2013 to current year.



For the month of May staff performed a total of 284 inspections. Inspections performed include:

- Building Department - 276
- Fire Inspector - 8
- Third Party Inspector - 0

During May 2016 the City collected \$20,560.40 for building permit fees compared to \$30,790.30 in May of 2015. The chart below compares building permit fees collected from 2013 to current year.



There were 12 certificates of occupancy/completion issued in May including the following:

Owner	Address	Project	Date Issued
Clayton Little	198 Ed English Dr.	20151215	5/6/2016
**Thind Hotels II,LLC	19333 David Memorial Dr.	20131503	5/9/2016
Vision Park LP	243 Green Blvd.	20151164	5/11/2016
**Memorial Herman	9250 Pinecroft 7	20151380	5/11/2016
**Thind Hotel II, LLC	19333 David Memorial Dr.	20131503	5/13/2016
Gracepoint Homes	107 Lily Landry	20151473	5/16/2016
Memorial Herman	9250 Pinecroft 7	20151380	5/16/2016
**Avanti Senior Living	120 Vision Park	20141317	5/20/2016
Thind Hotels	19333 David Memorial Dr.	20131503	5/20/2016
**Castle Gardens, LTD	19189 I-45 M	20161112	5/26/2016
Malaga Homes	1462 Malagueta Ct.	20151415	5/31/2016
The Woodlands Select Infusion	114 Vision Park 102	20161100	5/4/2016
Gracepoint Homes	140 McGoey Circle	20151331	4/19/2016
Sam Moon Center	17947 I-45 S 202	20151452	4/20/2016
Memorial Herman	9250 Pinecroft 6	20151394	4/22/2016
**Avanti Senior Living	120 Vision Park	20141317	4/29/2016

\*\*Temporary CO was issued

During May 12 sign permit was issued:

- 198 Ed English. - wall sign
- 8865 Six Pines- construction sign
- 1700 Research Forest- off premise sign
- 19189 I-45 Suite M- wall sign
- 1500 Research Forest Suite 230- banner
- 19075 I-45 Suite 750- wall sign(2)
- 19333 David Memorial- banner
- 1644 Research Forest Suite 100- wall sign
- 1644 Research Forest Suite 100- banner
- 1500 Research Forest Suite 100- banner
- 1500 Research Forest Suite 100- wall sign

SUBMITTED BY: Heather Smallwood

*Heather Smallwood*