



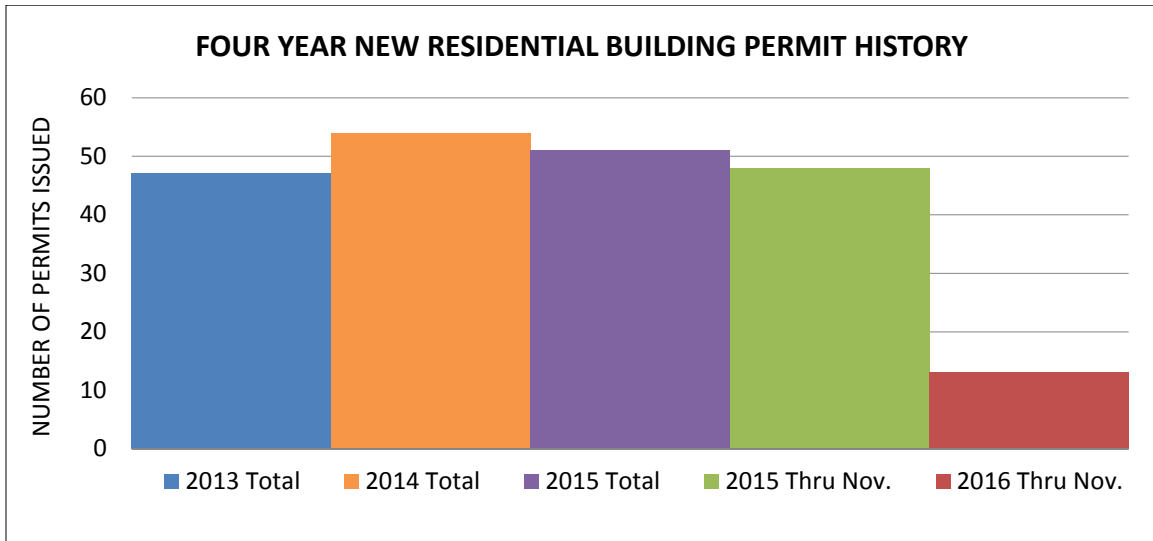
# COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

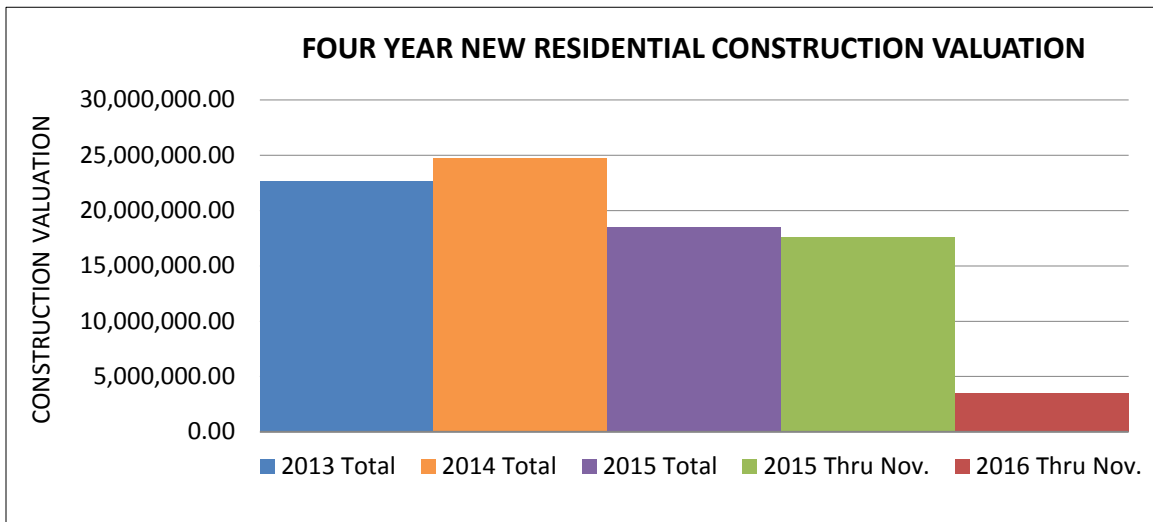
MONTH: NOVEMBER 2016

**COMMUNITY DEVELOPMENT**

During November 2016 the City issued no permits for new residential homes compared to one during November 2015 and eight during November 2014. New residential houses are down 72% YTD. The chart below compares residential permits issued from January 2013 to current year.



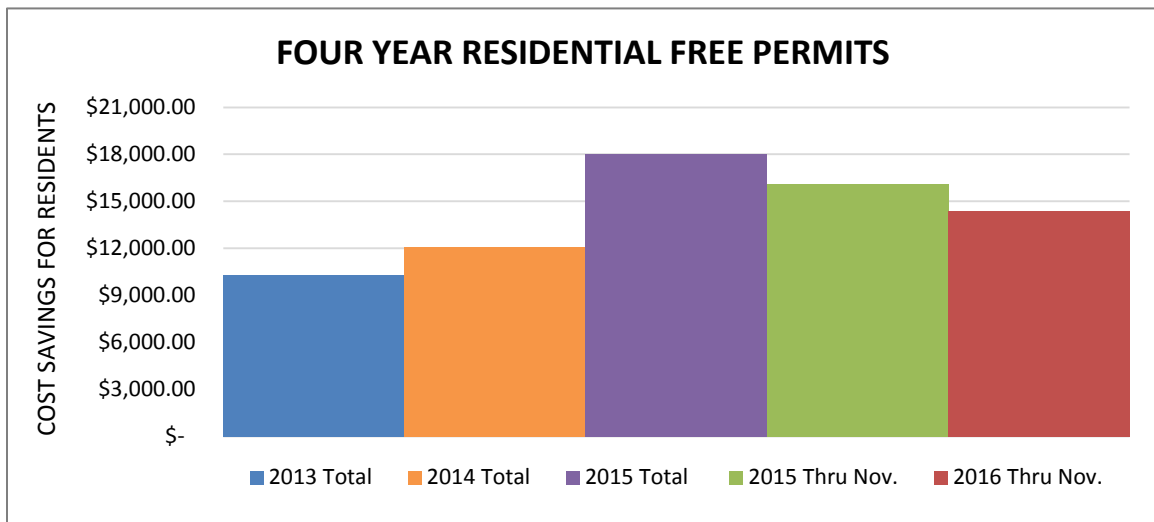
The residential construction value is based on the contractors' declared construction cost. During November 2016 the residential contractors' valuation is \$0.00 compared to \$340,380.00 during November 2015 and \$4,240,110.00 during November 2014. The chart compares new residential construction valuation data from January 2013 to current year.



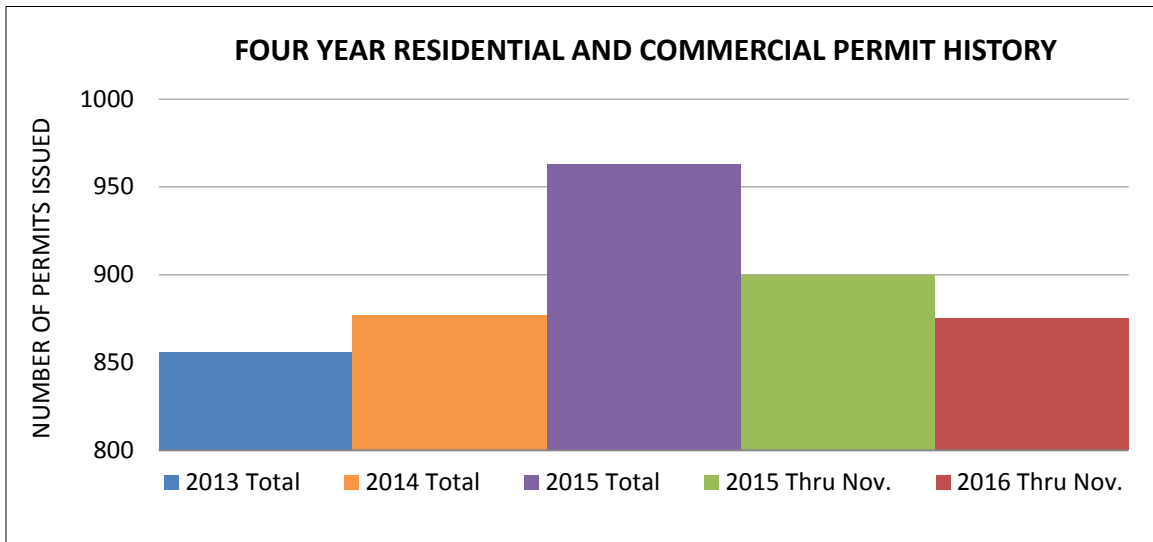
The table below shows the residential development and each subdivisions overall completion rate. Shenandoah has a total of 1,181 lots in the residential subdivisions and is currently at 84% built out. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

<b>Residential Subdivision Development</b>					
	<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	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	4	48	10	16%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	3	74	15	16%
<b>CITY TOTAL</b>	<b>1181</b>	<b>12</b>	<b>182</b>	<b>987</b>	<b>84%</b>

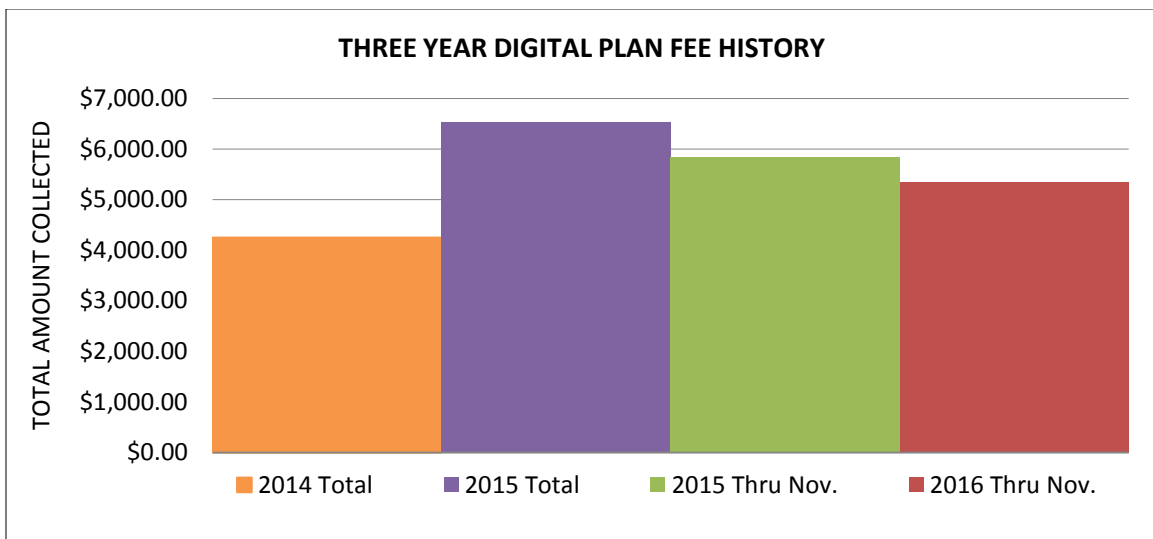
In January 2013 the City implemented free permits for residential remodels under \$50,000.00. This also includes roofs, irrigation, and pools. In November 2016 the City issued 12 free permits for residential improvements. The total savings to residents from January 2013 to current is \$70,900.00.



During November 2016 the City issued 72 residential and commercial permits as compared to 90 during November 2015 and 74 during November 2014. The chart below compares all residential and commercial permits issued from January 2013 to current year.



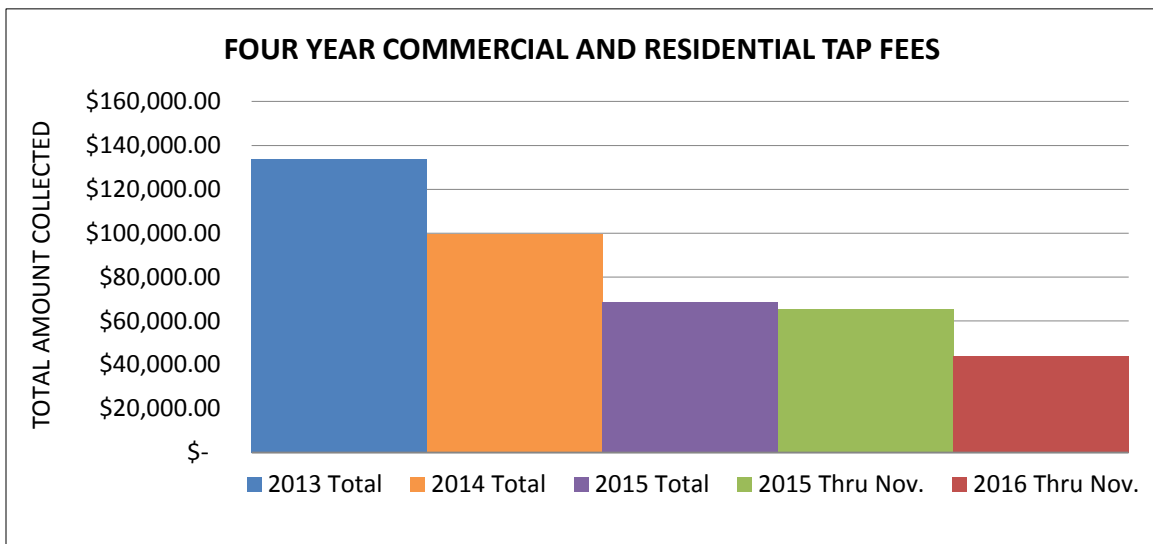
In May 2014 the City implemented a digital plan review process to provide better service for the contractors. Prior to this implementation contractors were required to bring in four paper sets of plans which cost a tremendous amount of money to print. Staff came up with the concept to start accepting plans digital and charge a nominal fee depending on the number of pages submitted for review. During November 2016 the City collected \$320.00 for digital plan review fees compared to \$420.00 during November 2015 and \$460.00 during November 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.



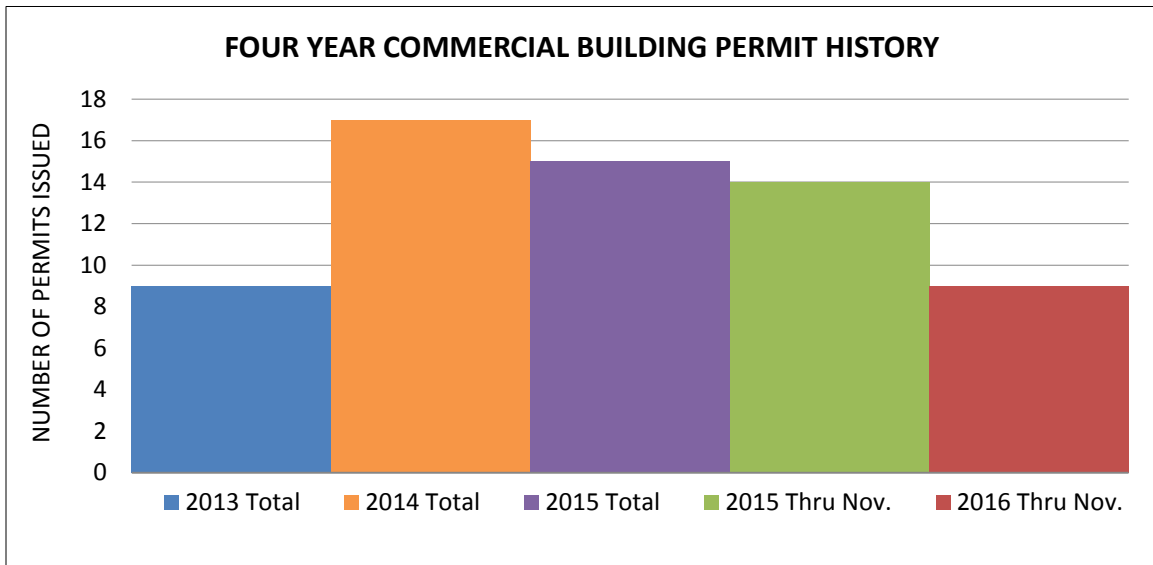
The digital plan review fee is used to purchase equipment and enhance the digital plan review process to provide better, faster customer service. In November 2016 the City had no purchases from the digital plan review account. The digital plan review fee balance is \$2,453.18. The chart below outlines the digital plan review revenue and the expenses.

<b>Four Year Digital Plan Review History</b>					
	<b>FY 2013-2014</b>	<b>FY 2014-2015</b>	<b>FY 2015-2016</b>	<b>FY 2016-2017</b>	<b>Balance</b>
Total Revenue	\$2,076.00	\$7,047.00	\$6,095.84	\$915.00	
Total Expenses	\$5,306.42	\$3,344.25	\$5,029.99	\$0.00	
<b>Total</b>	<b>-\$3,230.42</b>	<b>\$3,702.75</b>	<b>\$1,065.85</b>	<b>\$915.00</b>	<b>\$2,453.18</b>

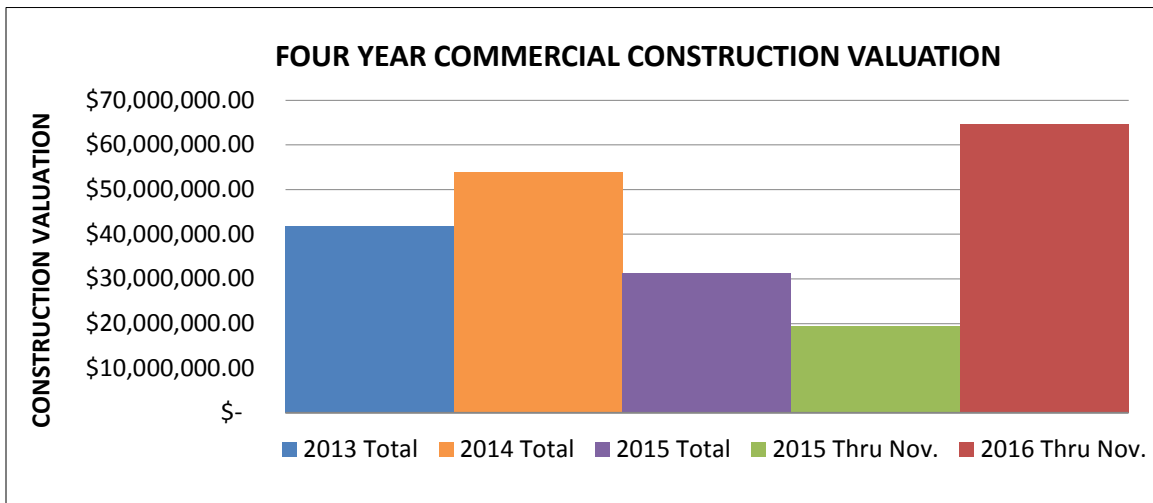
During November 2016 the City collected \$0.00 in tap fees for commercial and residential taps compared to \$3,255.00 during November 2015 and \$3,255.00 during November 2014. Tap fees are down 32% YTD due to the slowdown in new residential construction. The chart below compares commercial and residential tap fees collected from January 2013 to current.



During November 2016 the City issued no new commercial permits compared to none during November 2015 and none during November 2014. The new commercial permits are down 35% 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 November 2016 the contractors' valuation for new commercial projects is \$0.00 compared to \$0.00 during November 2015 and \$0.00 during November 2014. The construction valuation is up 70% YTD, the increase is due to larger commercial projects with higher value.



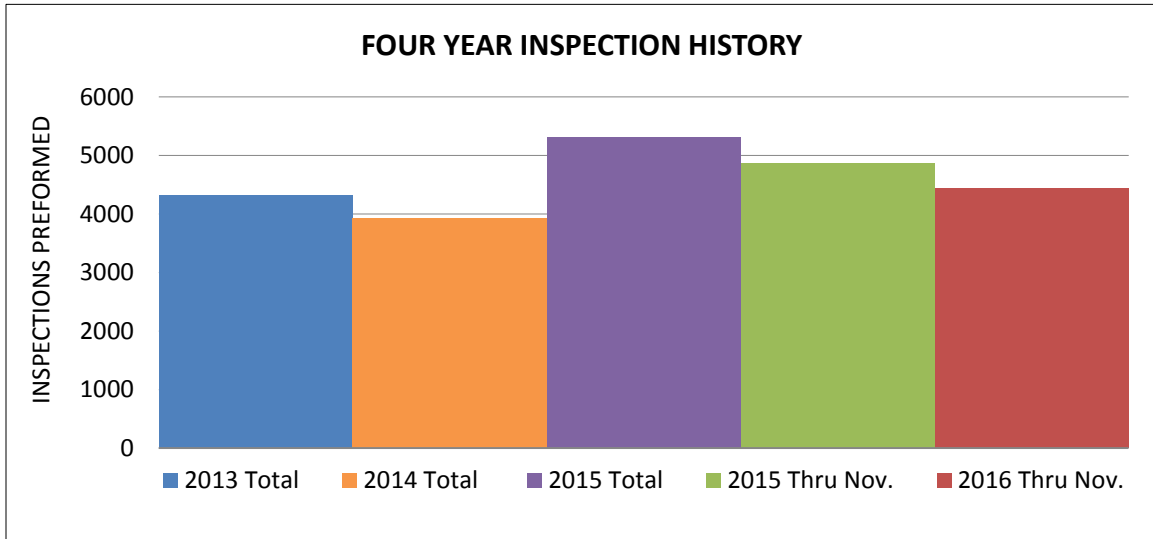
The table below provides a snapshot of new commercial development as well as a general timeline for completion. The start/completion dates are an estimated time frame.

<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 November 2016
223 David Vetter	Home 2 Suites (demo & rebuild)	January 18, 2016	Completion December 2016
285 Ed English	Vision Source	April 1, 2015	Completion November 2016
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
19075 I-45 Suite 800	Portofino	February 18, 2016	Completion November 2016
19075 I-45 Suite 900	Portofino	February 18, 2016	Completion November 2016
18550 David Memorial Dr.	Even Hotel	To be determined	To be determined
17971 I-45	AMC Theater	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.

<b>Active Commercial Remodel/Buildout Projects</b>			
<b>Address</b>	<b>Description</b>	<b>Date permit issued</b>	<b>Expected completion date</b>
19075 I-45 Suite 910	Mattress Firm	May 25, 2016	Completion November 2016
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
19075 I-45 Suite 112A	Old Navy	July 15, 2016	Completion November 2016
9250 Pinecroft	Lobby Remodel	June 13, 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 105	PGA Tour Superstore	July 14, 2016	Completion November 2016
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
19075 I-45 Suite 800	Kite Realty	June 30, 2016	Completion November 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	To be determined	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

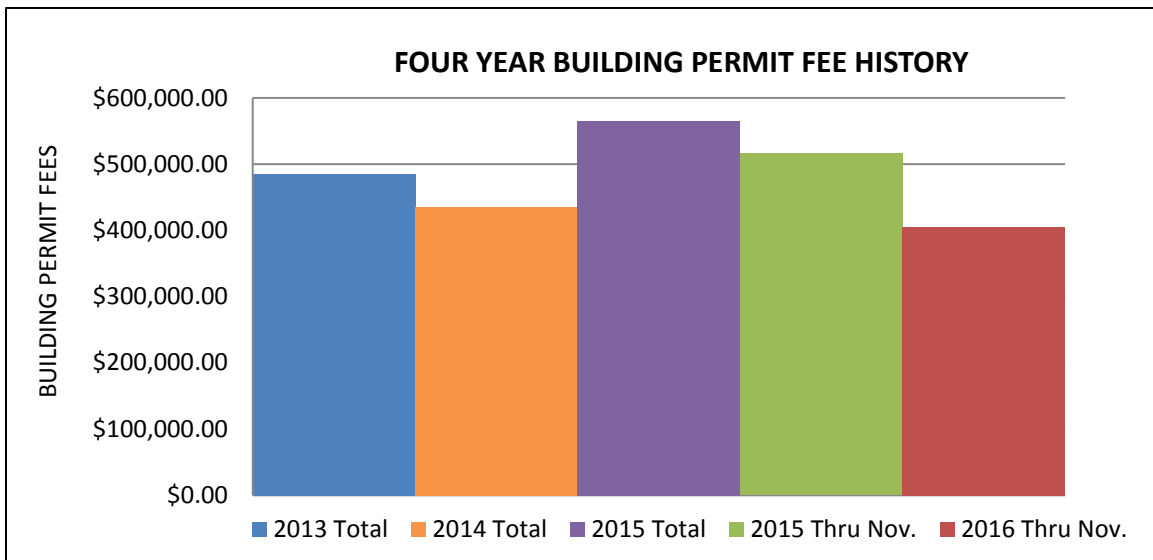
During November 2016 the City preformed 339 inspections compared to 472 in November of 2015 and 313 during November 2014. The chart below compares the total number of inspections preformed from January 2013 to current year.



For the month of November staff performed a total of 339 inspections. Inspections performed include:

- Building Department - 327
- Fire Inspector - 12
- Third Party Inspector – 0

During November 2016 the City collected \$16,417.00 for building permit fees compared to \$31,184.70 in November of 2015 and \$46,433.90 during November 2014. The chart below compares building permit fees collected from January 2013 to current year.





There were 25 Certificates of Occupancy/completion issued in November including the following:

Owner	Address	Project	Date Issued
Vision Commons, L.P	239 Green Blvd.	20151316	11/1/2016
Kite Realty Group	19075 I-45 N Suite 105	20161250	11/2/2016
Pineforest Office Park, LLC	150 Pine Forest Dr. Bldg. 8	20131320	11/7/2016
Aashika Property Holdings LLC	150 Pine Forest Dr. Suite 603	20161435	11/7/2016
Anushri Property Holdings LLC	150 Pine Forest Dr. Suite 604	20161436	11/7/2016
RPK Holdings LLC	150 Pine Forest Dr. Suite 106	20161446	11/9/2016
RPK Holdings LLC	150 Pine Forest Dr. Suite 107	20161447	11/9/2016
Memorial Herman	9305 Pinecroft Dr. Suite 200	20161328	11/10/2016
Zuna LLC-704 Pine Forest	150 Pine Forest Dr. Suite 704	20161449	11/10/2016
Zuna LLC-703 Pine Forest	150 Pine Forest Dr. Suite 703	20161448	11/10/2016
KRG Portofino, LLC	19075 I-45 S Bldg. 900	20151515	11/11/2016
KRG Portofino, LLC	19075 I-45 S Bldg. 800	20151577	11/11/2016
KRG Portofino, LLC	19075 I-45 S Suite 910	20161054	11/11/2016
SKP Family Properties	150 Pine Forest Dr. Suite 804	20161455	11/15/2016
J Beard Real Estate Company	128 Vision Park Suite 240	20161303	11/16/2016
**Rubios Flooring	19073 I-45 Suite 108	20161456	11/18/2016
Gracepoint Homes	119 Bonnie Ridge	20161265	11/22/2016
Abenstern Holdings Inc.	150 Pine Forest Suite 803	20161467	11/21/2016
Abenstern Holdings Inc.	150 Pine Forest Suite 802	20161466	11/21/2016
Equity Trust Company	150 Pine Forest Suite 404	20161465	11/21/2016
Rubios Flooring	19073 I-45 Suite 108	20161456	11/22/2016
Memorial Herman	9250 Pinecroft	20161153	11/29/2016
David Weekley Homes	291 Sonoma	20141488	11/30/2016
Dewitz Family Medicine	150 Pine Forest Suite 403	20161405	11/30/2016
Been Thota	150 Pine Forest Suite 602	20161478	11/30/2016

\*\*Temporary CO was issued

During November three sign permits were issued.

- 19153 I-45- (2) wall sign
- 19075 I-45 Suite 750- panel sign

SUBMITTED BY: Heather Smallwood

