



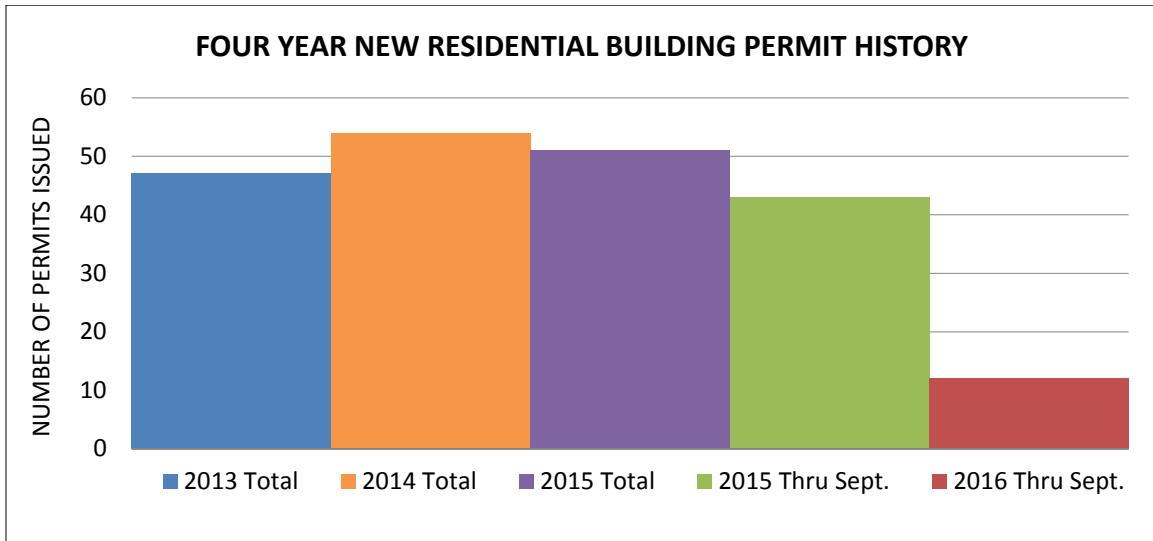
COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

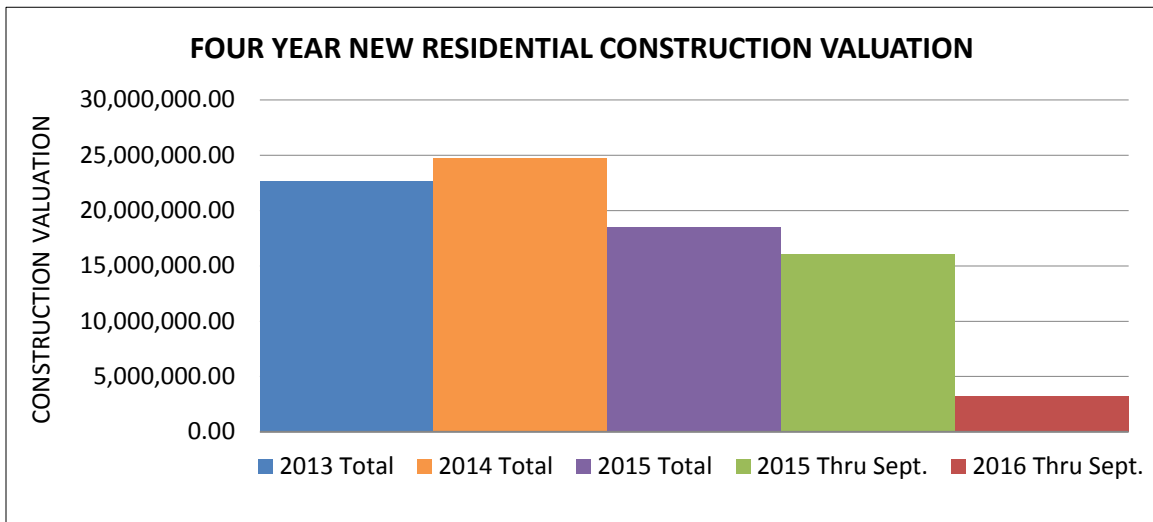
MONTH: SEPTEMBER 2016

COMMUNITY DEVELOPMENT

During September 2016 the City issued no permits for new residential homes compared to two during September 2015 and 10 during September 2014. New residential houses are down 72% over the same month in 2015. The chart below compares residential permits issued from January 2013 to current year.



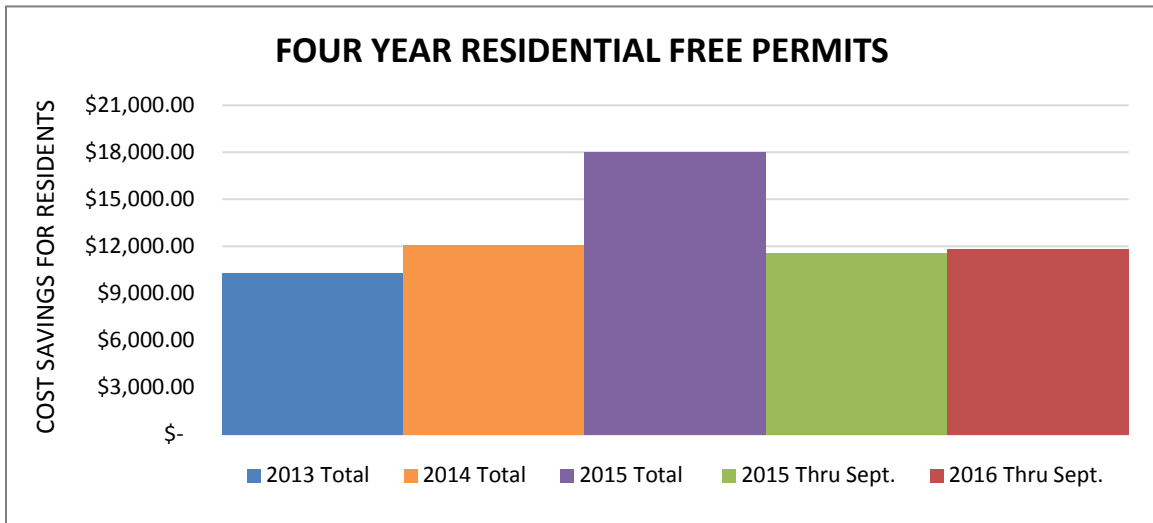
The residential construction value is based on the contractors' declared construction cost. During September 2016 the residential contractors' valuation is \$0.00 compared to \$997,370.00 during September 2015 and \$4,508,750.00 during September 2014. The chart compares new residential construction valuation data from January 2013 to current year.



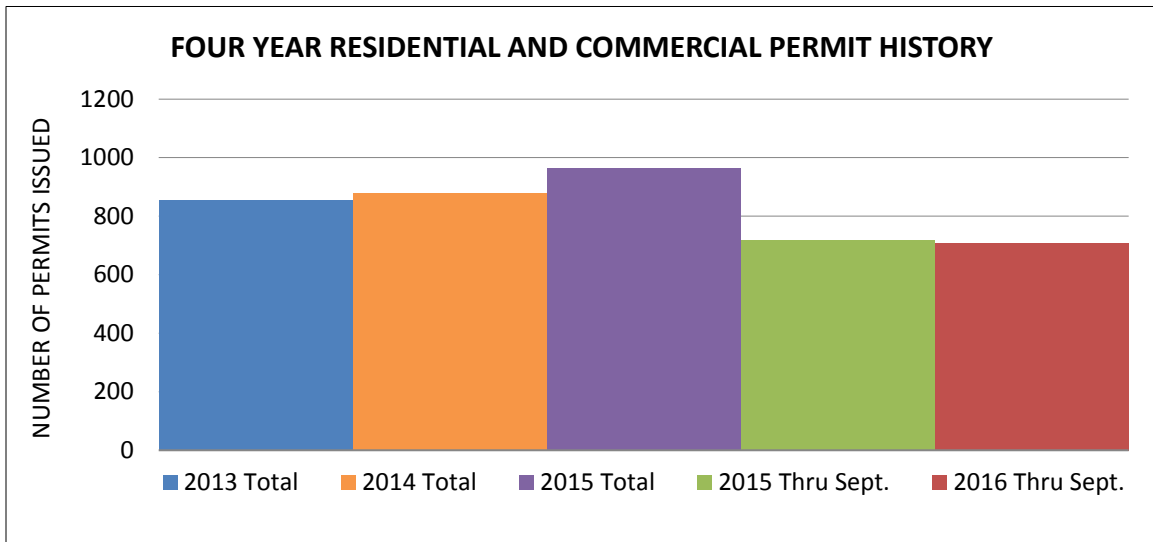
The table below shows the residential development and each subdivisions overall completion rate. Shenandoah has a total of 1,181 lots in the residential subdivisions and is currently at 83% built out. Vacant lots also include lots which residents have fenced in as part of their yard but a house could 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	6	0	36	86%
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	48	9	15%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	9	73	11	12%
CITY TOTAL	1181	23	179	980	83%

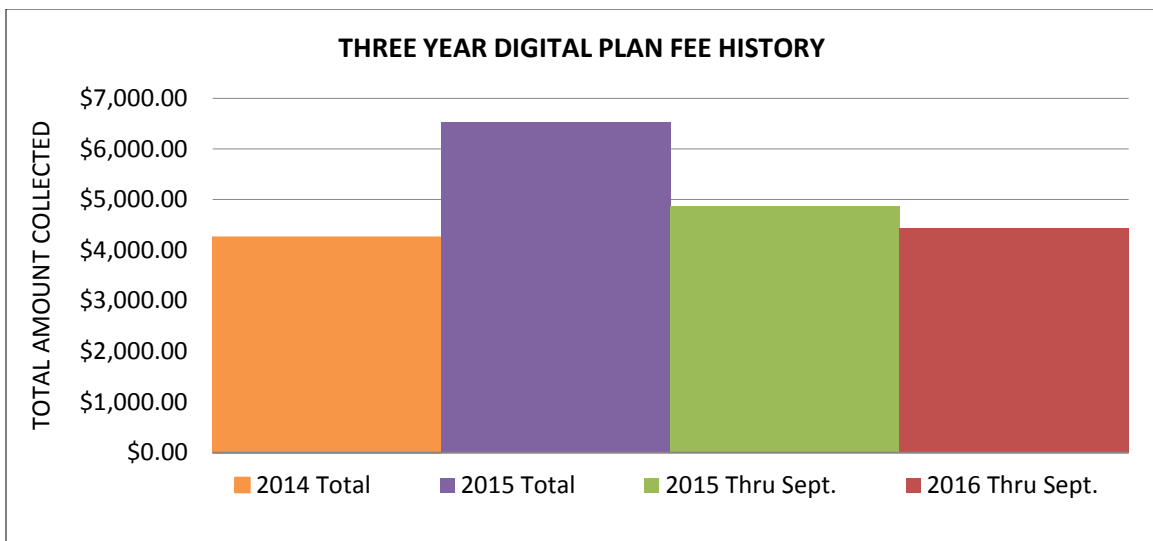
In January 2013 the City implemented free permits for residential remodels under \$50,000.00. This also includes roofs, irrigation, and pools. In September 2016 the City issued 11 free permits for residential improvements. The total savings to residents from January 2013 to current is \$63,800.00.



During September 2016 the City issued 83 residential and commercial permits as compared to 89 during September 2015 and 70 during September 2014. The chart below compares all residential and commercial permits issued from January 2013 to current year.



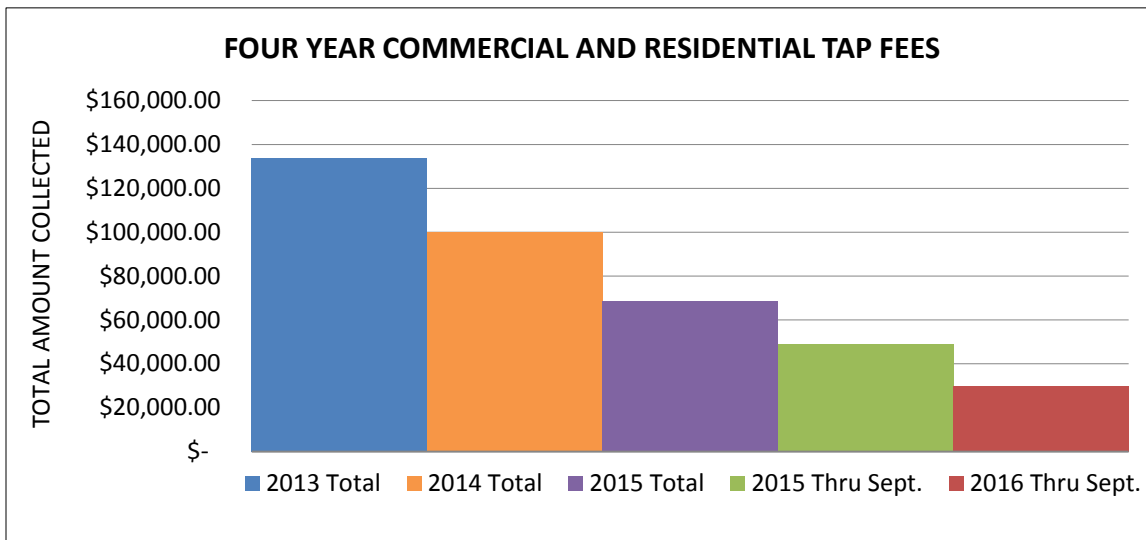
In May 2014 the City implemented a digital plan review process to provide better service for the contractors. Prior to this implementation contractors were required to bring in four paper sets of plans which cost a tremendous amount of money to print. Staff came up with the concept to start accepting plans digital and charge a nominal fee depending on the number of pages submitted for review. During September 2016 the City collected \$455.10 for digital plan review fees compared to \$775.00 during September 2015 and \$490.00 during September 2014. Since its inception in May of 2014 the City has collected \$15,218.84. The chart below outlines the fees collected for the digital plan review from May 2014 to current year.



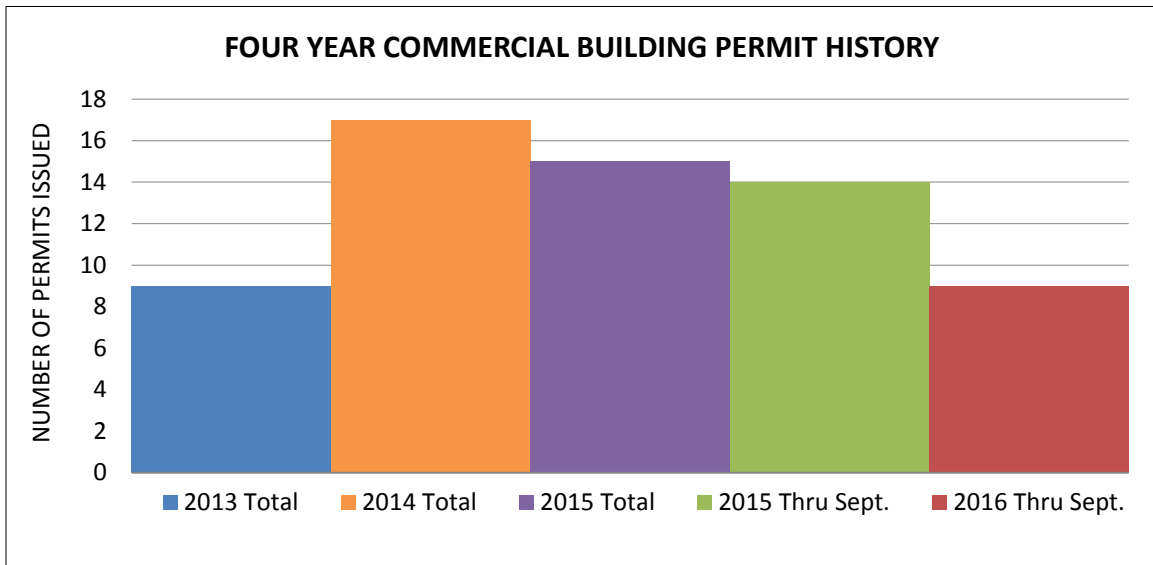
The digital plan review fee is used to purchase equipment and enhance the digital plan review process to provide better, faster customer service. In September 2016 the City had no purchases from the digital plan review account. The digital plan review fee balance is \$1,538.18. The chart below outlines the digital plan review revenue and the expenses.

Four Year Digital Plan Review History				
	FY 2013-2014	FY 2014-2015	FY 2015-2016	Balance
Total Revenue	\$2,076.00	\$7,047.00	\$6,095.84	
Total Expenses	\$5,306.42	\$3,344.25	\$5,029.99	
Total	-\$3,230.42	\$3,702.75	\$1,065.85	\$1,538.18

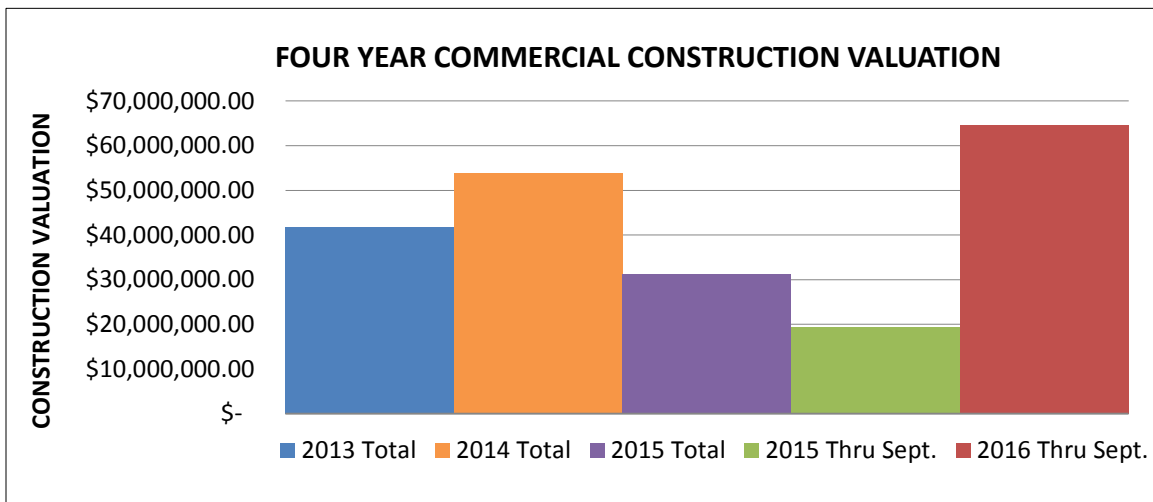
During September 2016 the City collected \$0.00 in tap fees for commercial and residential taps compared to \$3,255.00 during September 2015 and \$3,255.00 during September 2014. Tap fees are down 39% over the same month in 2015 due to the slowdown in new residential construction. The chart below compares commercial and residential tap fees collected from January 2013 to current.



During September 2016 the City issued one new commercial permit compared to three during September 2015 and none during September 2014. The new commercial permits are down 35% over the same month in 2015. 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 September 2016 the contractors' valuation for new commercial projects is \$1,076,800.00 compared to \$8,881,000.00 during September 2015 and \$0.00 during September 2014. The construction valuation is up 70% over the same month in 2015, the increase is due to larger commercial projects with higher value.



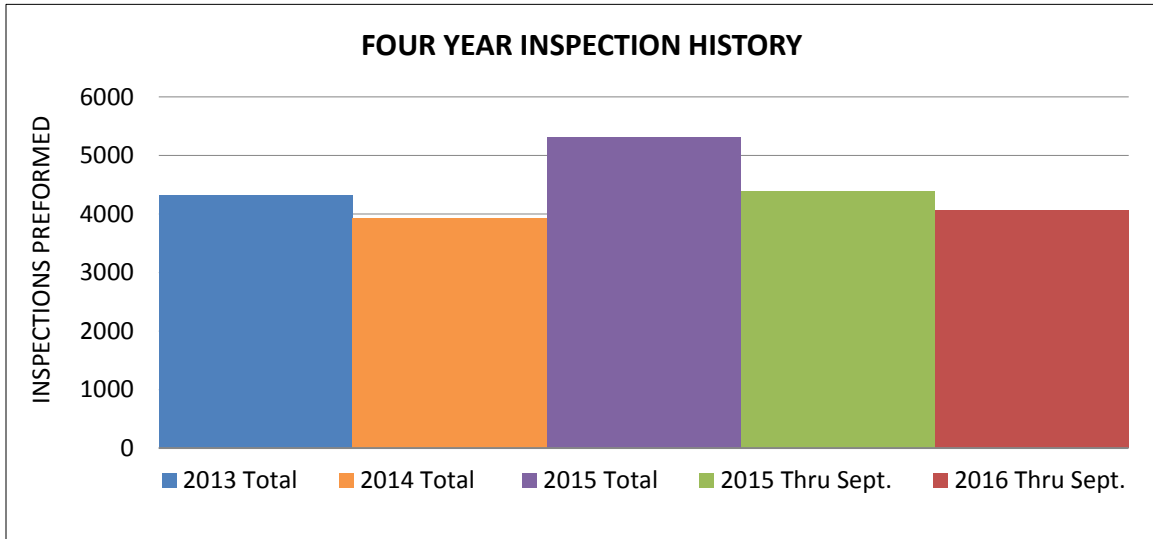
The table below provides a snapshot of new commercial development as well as a general timeline for completion. The start/completion dates are an estimated time frame.

Active New Commercial Projects			
Address	Description	Date permit issued	Expected completion date
150 Pine Forest	Pineforest Office Condos	June 13, 2014	Completion September 2016
223 David Vetter	Home 2 Suites (demo & rebuild)	January 18, 2016	Completion October 2016
285 Ed English	Vision Source	April 1, 2015	Completion September 2016
18101 I-45	Pappasitos	October 30, 2014	Completion September 2016
201 David Vetter	Woodloft	July 25, 2016	To be determined
129 Vision Park	Center of Digestive Disease	September 4, 2015	Completion September 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 October 2016
19075 I-45 Suite 800	Portofino	February 18, 2016	Completion September 2016
19075 I-45 Suite 900	Portofino	February 18, 2016	Completion September 2016
9250 Pinecroft	Playground	April 7, 2016	Completion August 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.

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 September 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 111A	Amazing Lash	June 30, 2016	Completion September 2016
19075 I-45 Suite 112A	Old Navy	July 15, 2016	Completion October 2016
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	July 14, 2016	Completion October 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
19075 I-45 Suite 800	Kite Realty	June 30, 2016	Completion October 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 December 2016
129 Vision Park Suite 212	Dr. Kim	August 18, 2016	Completion December 2016
129 Vision Park Suite 306	Healing Hearts	August 17, 2016	Completion December 2016
129 Vision Park Suite 301	Tharian Urology	August 17, 2016	Completion December 2016
129 Vision Park Suite 110	Avery Eye Clinic	August 17, 2016	Completion December 2016
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	To be determined	To be determined
19075 I-45 Suite 400	Blaze Pizza	To be determined	To be determined
19075 I-45 Suite 114	Pets Mart	To be determined	To be determined

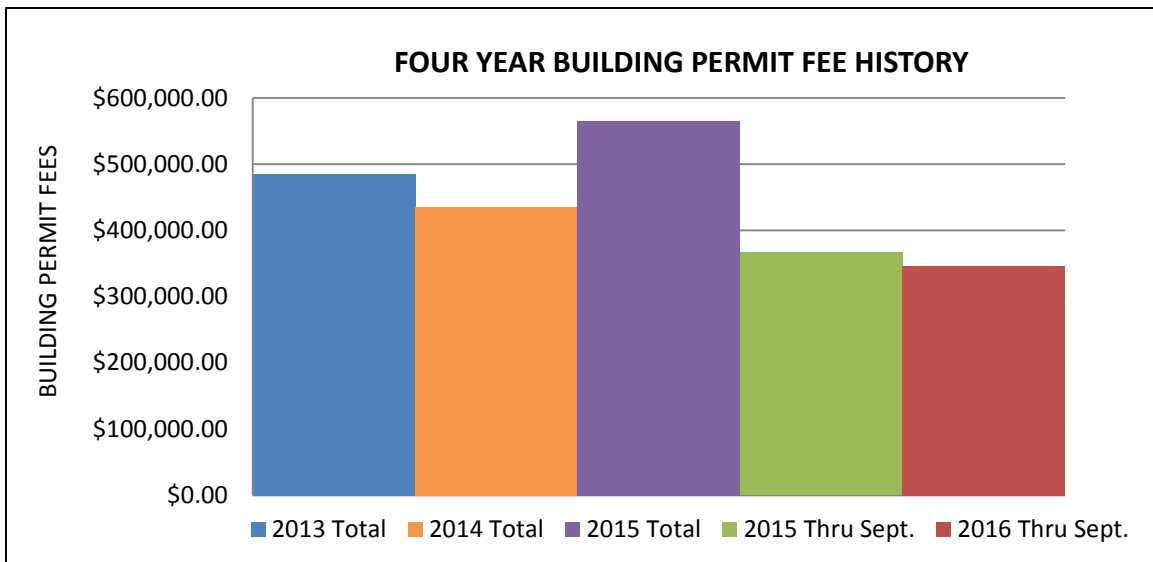
During September 2016 the City preformed 361 inspections compared to 523 in September of 2015 and 422 during September 2014. The chart below compares the total number of inspections preformed from January 2013 to current year.



For the month of September staff performed a total of 361 inspections. Inspections performed include:

- Building Department - 341
- Fire Inspector - 20
- Third Party Inspector – 0

During September 2016 the City collected \$43,752.96 for building permit fees compared to \$43,874.15 in September of 2015 and \$29,349.95 during September 2014. The chart below compares building permit fees collected from January 2013 to current year.



There were nine Certificates of Occupancy/completion issued in September including the following:

Certificate of Occupancy/Completion			
Owner	Address	Project	Date Issued
Med Men, LLC	129 Vision Park	20151264	9/12/2016
**Pappas Restaurant	18101 I-45	20161101	9/6/2016
**Pappas Resturant	18101 I-45	20131333	9/6/2016
Pineforest Office Park, LLC	150 Pine Forest Dr. Bldg.6	20131323	9/12/2016
Ameriprise Financial	150 Pine Forest Dr. Suite 601	20161338	9/12/2016
Pappas Restaurant	18101 I-45	20131333	9/22/2016
Pappas Restaurant	18101 I-45	20161101	9/22/2016
Nelson Investments	150 Pineforest Suite 402	20161371	9/23/2016
Nisha Bassi	150 Pine Forest Dr.Suite 103	20161380	9/28/2016

**Temporary CO was issued

During September 13 sign permits were issued.

- 19433 I-45- pylon and (2) wall signs
- 19075 I-45 Suite 105- Pylon sign
- 19333 David Memorial- (2) wall signs
- 19075 I-45 Suite 106- pylon and wall sign
- 285 Ed English- (2) wall signs
- 19075 I-45 Suite 105- pylon sign
- 18450 I-45- banner
- 203 Willow St- model home sign

SUBMITTED BY: Heather Smallwood

