

Quarterly Development Report

April 2013 – June 2013



COMMUNITY DEVELOPMENT

Fiscal Year 2012-2013

Quarterly Development Report – April through June 2013

Table of Contents

Page Title	Page Number
Development Summary	2
Certificates of Occupancy Permits Issued	3
Commercial Building Permits Issued	6
Permit Fees Collected	9
Single Family Residential Permits- FY 2012-2013	10
Single Family Residential Building Permits- FY 2009-2013	11
Single Family Residential Permits Issued	12
Inventory of Available Residential Lots	14
Quarterly Activity Report	17
New Development Application Summary	34
Code Enforcement	35

Development Summary- April through June 2013

DEVELOPMENT ACTIVITY	APRIL- JUNE 2013		YEAR-TO-DATE FY12-FY13		YEAR-TO-DATE FY11-FY12		FY11-12-FY12-13 %CHANGE	
	ISSUED	CONSTRUCTION VALUE	ISSUED	CONSTRUCTION VALUE	ISSUED	CONSTRUCTION VALUE	ISSUED	CONSTRUCTION VALUE
DEVELOPMENT APPLICATIONS	60	N/A	133	N/A	88	N/A	51%	N/A
SINGLE FAMILY RESIDENTIAL PERMITS	66	\$16,133,724	185	\$50,152,718	156	\$44,008,250	19%	14%
MULTI-FAMILY RESIDENTIAL PERMITS	0	\$0	0	\$0	0	\$0	0%	0%
COMMERCIAL / NON-RESIDENTIAL PERMITS	15	\$6,942,730	44	\$27,709,650	37	\$12,186,989	18%	127%
ADDITIONAL PERMITS*	674	\$3,000,670	1,698	\$5,507,672	1,776	\$5,998,574	-4.4%	-8.2%
Swimming Pools	50	\$1,896,800						
Electrical / Mechanical / Plumbing	294							
Irrigations	76	\$301,260						
Fences	105	\$226,598						
Signs	58	\$103,556						
Accessory Building / Garage / Add-ons	42	\$472,456						
C/O Applications	20							
Miscellaneous*	30							

*Re-inspection Fees/ZBA Apps/Demolitions/Tree Removals/Misc. Inspections/Replacement Packets/Construction Trailers/etc.

Certificates of Occupancy Permits Issued- April through June 2013

BUSINESS CONTACT	DATE ISSUED	ADDRESS C/O TYPE	CLASSIFICATION SQUARE FOOTAGE	CONSTRUCTION VALUE
THE MULBERRI BUSH HOME DÉCOR Ranell Pogue	4/5/2013	138 Olive Street New Tenant	Mercantile 600	N/A
TIMEOUT CHILDCARE Leeann Brager	4/5/2013	857 Keller Parkway New Tenant	Educational 3,325	N/A
COPY & DESIGN HQ Jon Jordan	4/5/2013	2131 Rufe Snow #100 New Tenant	Business 1,100	N/A
POLISHED CLEANING SERVICE Jennifer Hopkins	4/10/2013	111 Minnie Street - A New Tenant	Business 600	N/A
ULTIMATE RELAXATION Alicia Hill	4/23/2013	111 Minnie Street - B New Tenant	Business 1,400	N/A
CUPCAKE LOCO Sharon Abrams	4/19/2013	900 S Main Street #351 New Tenant	Mercantile 1,400	N/A
TRENDSTARS USA Ken Sinclair	5/10/2013	891 Keller Parkway #125 New Tenant	Business 277	N/A
DEVIVO BROS EATERY Ralph Devivo	5/16/2013	750 S Main Street #165 New Tenant	Assembly A-2 2,091	N/A
A 2ND CLOSET Jessica Gonzalez	5/16/2013	859 Keller Parkway New Tenant	Mercantile 2,640	N/A
KELLER COMPUTER Michael Gallagher	5/17/2013	149 S Main Street New Tenant	Business 700	N/A

Continued: Certificates of Occupancy Permits Issued- April through June 2013

BUSINESS CONTACT	DATE ISSUED	ADDRESS C/O TYPE	CLASSIFICATION SQUARE FOOTAGE	CONSTRUCTION VALUE
EL WINE CHATEAU Ruben Reynoso	5/21/2013	163 S Main Street New Tenant	Retail 2000	N/A
LUPE'S TEX-MEX GRILL Jorge Suarez	5/22/2013	2122 Rufe Snow #108 New Tenant	Assembly A-2 4100	N/A
MABUHAY GRILL Michael Ward	5/22/2013	2041 Rufe Snow Rd #205 New Tenant	Assembly A-2 2100	N/A
WEB PRESS PARTS, LLC Autumn Teague	5/22/2013	1016 Katy Road Change of Ownership	Business 16,600	N/A
DFW AUTO SALES Robert King	5/30/2013	712-B N Main Street New Tenant	Business 500	N/A
FELLOWSHIP CHURCH Brad Stovall	5/30/2013	1000 Randol Mill Change of Ownership	Assembly A-3 33,936	N/A
LEGACY AT BEAR CREEK Jamie Bryant	5/31/2013	200 Keller Smithfield New Building	Institutional 51,063	\$7,200,000.00
SPROUTS Ian Storile	6/20/2013	2003 S Main Street Interior Remodel	Mercantile 32,652	\$1,795,860.00
ACTIVE OUTFITTERS Ashley Hodge	6/25/2013	900 S Main Street #355 New Tenant	Mercantile 1500	N/A
THE REGAL ROOM Robbie Tullos	6/25/2013	154 S Main Street New Tenant	Business 725	N/A

Continued: Certificates of Occupancy Permits Issued- April through June 2013

BUSINESS CONTACT	DATE ISSUED	ADDRESS C/O TYPE	CLASSIFICATION SQUARE FOOTAGE	CONSTRUCTION VALUE
BEANS & CREAM CONES & CANDY Melissa Ryan	6/25/2013	255 S Main Street #B New Tenant	Business 900	N/A
KING WOK II Fei Lin	6/25/2013	841 N Tarrant Parkway Interior Remodel	Business 1600	\$43,000.00
COOK CHILDREN'S George Montague	6/27/2013	1601 Keller Parkway New Building	Business 6650	\$1,800,000.00

	PERMITS	SQUARE FOOTAGE	CONSTRUCTION VALUE
April through June 2013 Totals	23	168,459	\$10,838,860
Fiscal Year 12-13 Total	71	579,296	\$22,668,280

Commercial Building Permits Issued- April through June 2013

	<u>DATE</u>	<u>NAME / ADDRESS</u>	<u>Construction Value/Permit Type</u>	<u>Square Footage</u>	<u>Plan Review Fee</u>	<u>Permit Fees</u>
1	4/4/2013	CAFÉ MEDI 129 Olive Street	N/A Reframing Door	N/A	\$0	\$50
2	4/10/2013	BRONSON ROCK 620 S. Main Street	\$50,000 Parking Lot	22,240	\$418	\$644
3	4/10/2013	BRONSON ROCK 250 S Main Street	\$85,000 Concert hall	2,936	\$578	\$889
4	4/24/2013	HILL DB 234 S Main Street	\$23,000 Remodel & Additiom	435	\$236	\$363
5	4/29/2013	KELLER SPORTS COMPLEX 200 Sports Parkway	\$22,000 Shade Structure	600	N/A	N/A
6	4/30/2013	VILLAS OF STONE GLEN 301 Bourland Rd	\$192,465 Clubhouse	3,547	\$984	\$1,515
7	5/3/2013	CHILDREN'S LEARNING ADVENTURE 1841 Rufe Snow Drive	\$2,476,950 New Building	33,026	\$7150	\$13,235

Continued: Commercial Building Permits Issued- April through June 2013

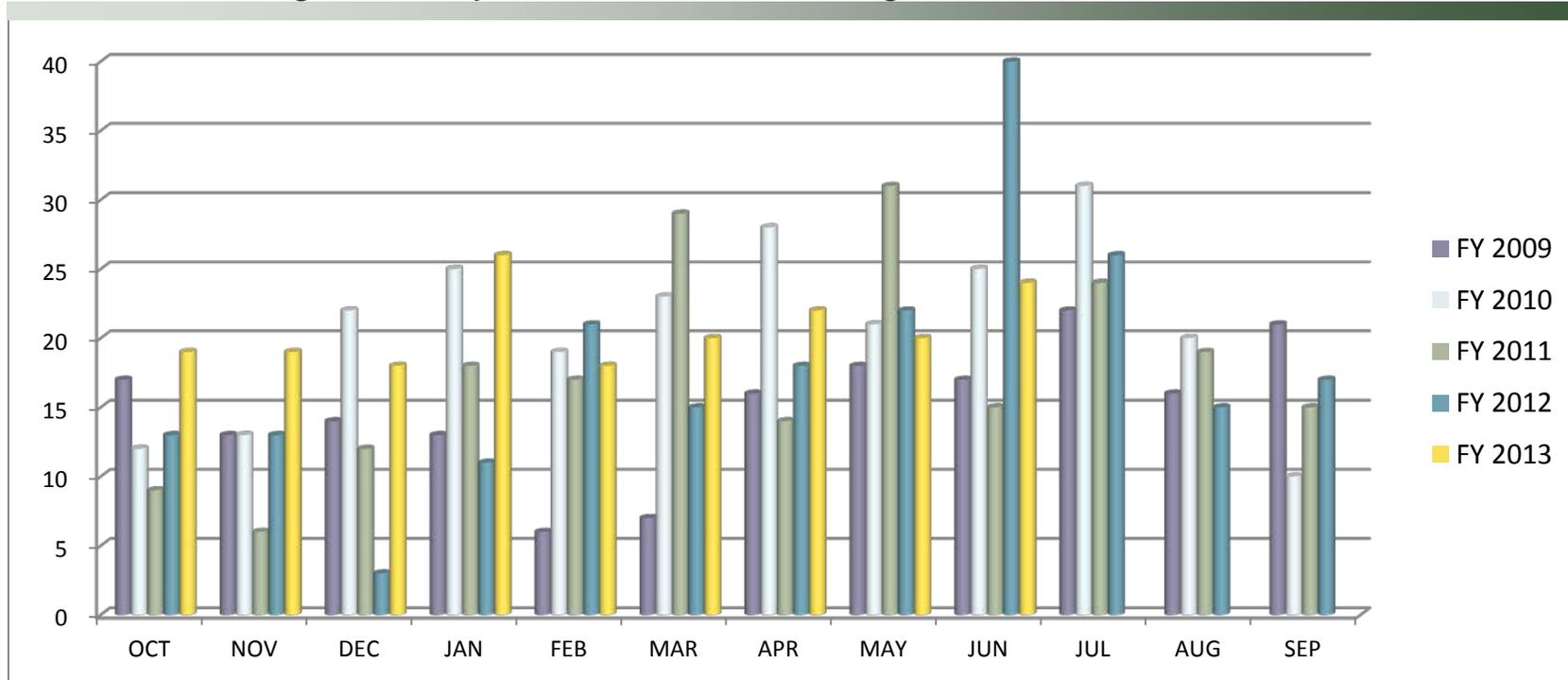
	<u>DATE</u>	<u>NAME / ADDRESS</u>	<u>Construction Value/Permit Type</u>	<u>Square Footage</u>	<u>Plan Review Fee</u>	<u>Permit Fees</u>
8	5/7/2013	KELLER POINTE 405 Rufe Snow Drive	\$500,000 Sprayground Expansion	N/A	N/A	N/A
9	5/22/2013	NORTHWOOD CHURCH 1870 Rufe Snow Drive	\$46,380 Storage Building	2,000	\$399	\$613
10	5/22/2013	NEW DIRECTIONS HIGH SCHOOL 250 College	\$900,000 Add Cafeteria	4,150	\$3,337	\$5,629
11	5/29/2013	FREDDY'S FROZEN CUSTARD 1471 Keller Parkway	\$675,000 New Building	3,564	\$2,642	\$4,500
12	6/5/2013	FIRST FINANCIAL BANK 1491 Keller Parkway	\$1,500,000 New Building	4,998	\$4,832	\$5,563
13	6/5/2013	ANYTIME FITNESS 761 Keller Parkway #101-104	\$135,000 Interior Remodel	7,268	\$773	\$1,190
14	6/11/2013	CAMINITO SCHOOL 252 S Elm Street	\$244,435 New Building	5,896	\$1,174	\$1,806
15	6/18/2013	WYNDHAM VILLAGE OFFICES 1700 Rufe Snow Drive	\$92,500 New Building	2,737	\$614	\$945
April through June 2013 Totals:			\$6,942,730	93,397	\$23,137	\$36,942

TYPE OF PERMIT FEE	SINGLE FAMILY RESIDENTIAL		NON-RESIDENTIAL	
	Collected	Fee Amount	Collected	Fee Amount
Impact Fees				
Roadway Impact	64	\$125,952	2	\$28,657
Water Impact	69	\$52,544	7	\$12,205
Sewer Impact	70	\$65,539	5	\$9,639
Total Impact Fees:		\$244,035		\$50,501
Subcontractor Fees				
Electrical	25	\$1,250	10	\$1,365
Plumbing	128	\$6,550	10	\$1,365
Mechanical	131	\$6,550	8	\$1,190
Total Subcontractor Fees:		\$14,350		\$3,920
Building & Additional Fees				
Building Permit Fee	90	\$210,178	11	\$24,596
Plan Review Fee	2	\$200	20	\$29,080
Energy Fee	0	\$0	0	\$0
Park Fee	0	\$0	0	\$0
Opticom System Fee	0	\$0	0	\$0
Total Building & Additional Fees:		\$210,378		\$53,676
APRIL THROUGH JUNE 2013 TOTAL FEES		\$468,763		\$108,097
TOTAL FEES PAID FY 2012-2013		\$1,411,455		\$553,931

Permit Fees Collected- April through June 2013

MONTH	PERMITS	TOTAL VALUE	SQUARE FOOTAGE					CONSTRUCTION VALUE					
			0 to 2,000	2,001 to 3,000	3,001 to 5,000	5,001 to 6,000	OVER 6,000	\$0 to \$200,000	\$201,000 to \$250,000	\$251,000 to \$300,000	\$301,000 to \$400,000	\$401,000 to \$500,000	OVER \$500,000
OCTOBER	19	\$5,395,000		3	10	5	1	4	3	6	5		1
NOVEMBER	18	\$5,540,990			10	6	2		1	10	6	1	
DECEMBER	18	\$5,392,985			12	4	2		3	7	6	2	
JANUARY	26	\$7,106,385		4	16	5	1	4	6	4	12		
FEBRUARY	18	\$4,808,727		5	7	4	2	5	1	6	4	1	1
MARCH	20	\$5,774,925		2	12	5	1	2	4	7	6	1	
APRIL	22	\$5,452,050		3	15	3	1	3	10	5	3	1	
MAY	20	\$5,268,588		6	9	3	2	6	5	3	4	1	1
JUNE	24	\$5,413,068		8	14	2		10	3	7	4		
JULY		\$											
AUGUST		\$											
SEPTEMBER		\$											
TOTAL	185	\$50,152,718	0	31	105	37	12	34	36	55	50	7	3

Single Family Residential Building Permits FY 2009-2013



Number of Residential Permits	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
FY 2009	17	13	14	13	6	7	16	18	17	22	16	21
FY 2010	12	13	22	25	19	23	28	21	25	31	20	10
FY 2011	9	6	12	18	17	29	14	31	15	24	19	15
FY 2012	13	13	3	11	21	15	18	22	40	26	15	17
FY 2013	19	18	18	26	18	20	22	20	24			

	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
Fiscal Year To Date	121	188	151	156	185
Total Fiscal Year	180	249	209	214	185

Single Family Residential Permits Issued- January through March 2013

NO	DATE	ADDRESS	LOT	BLK	SUBDIVISION	VALUE	SQ. FT.
1	04/01/201	700 SILVER LAKE DR	19	AR	SILVER LAKE ADDITION	\$201,825	3,105
2	04/01/201	2837 VOLTERRA WAY	6	B	VILLAS OF VOLTERRA	\$237,185	3,649
3	04/02/201	1513 PIXIE ROSE DR	14	A	SILVERLEAF	\$331,890	5,058
4	04/05/201	812 CROSS TIMBERS DR	11	D	BOURLAND OAKS	\$419,770	6,458
5	04/08/201	1716 GOLDENROD LN	14	X	MARSHALL RIDGE 5	\$260,000	4,000
6	04/08/201	1704 QUEENSGATE DR	19	Y	MARSHALL RIDGE 5	\$231,205	3,557
7	04/09/201	2841 VOLTERRA WAY	5	B	VILLAS OF VOLTERRA	\$289,900	4,460
8	04/09/201	2809 VOLTERRA WAY	13	B	VILLAS OF VOLTERRA	\$280,215	4,311
9	04/15/201	3045 PONDER PATH	12	A	CREEKVIEW ADDITION	\$241,540	3,716
10	04/15/201	3041 PONDER PATH	11	A	CREEKVIEW ADDITION	\$250,835	3,859
11	04/23/201	1405 BRIAR GROVE DR	24	E	PROVIDENCE GROVE	\$383,955	5,907
12	04/24/201	2009 MARBLE PASS DR	3	B	PROVIDENCE GROVE	\$383,955	5,907
13	04/25/201	129 AUDREY DR	3	A	ADALINA AT BLOOMFIELD	\$291,070	4,478
14	04/25/201	756 APELDOORN LN	1	A	VILLAS OF STONE GLEN	\$98,726	2,157
15	04/25/201	281 TULIP WAY	1	A	VILLAS OF STONE GLEN	\$98,726	2,157
16	04/25/201	286 TULIP WAY	1	A	VILLAS OF STONE GLEN	\$114,788	2,410
17	04/29/201	124 WINDCREST DR	3	BR	SILVER LAKE ADDITION	\$204,035	3,139
18	04/30/201	1717 QUEENSGATE DR	5	X	MARSHALL RIDGE 5	\$236,405	3,637
19	04/30/201	632 SHADOW GLEN LN	2	W	MARSHALL RIDGE NORTH	\$214,110	3,294
20	04/30/201	1005 PIENZA PATH	14	A	VILLAS OF VOLTERRA	\$201,240	3,096
21	04/30/201	1712 QUEENSGATE DR	17	Y	MARSHALL RIDGE 5	\$238,095	3,663
22	04/30/201	1708 QUEENSGATE DR	18	Y	MARSHALL RIDGE 5	\$242,580	3,732
23	05/01/13	1525 PIXIE ROSE DR	17	A	R BROWN HOMES	\$204,620	4,466
24	05/03/13	1721 QUEENSGATE DR	6	Z	MERITAGE HOMES CORP	\$278,330	4,282
25	05/03/13	624 SHADOW GLEN LN	4	W	MERITAGE HOMES CORP	\$242,580	3,732
26	05/06/13	3028 PONDER PATH	5	B	K HOVNIANIAN HOMES	\$206,440	3,176
27	05/08/13	312 SILVERADO TR	1	B	K HOVNIANIAN HOMES	\$273,390	4,206
28	05/10/13	809 GLENMONT RD	13	D	BRICKSTONE DEVELOPMENT	\$350,155	5,387

City of Keller Quarterly Report

3rd Quarter 2012- 2013

NO	DATE	ADDRESS	LOT	BLK	SUBDIVISION	VALUE	SQ. FT.
29	05/10/13	709 HILL ST	6	CR	SILVER LAKE ADDITION	\$170,365	2621
30	05/10/13	713 HILL ST	7	CR	SILVER LAKE ADDITION	\$174,330	2682
31	05/10/13	1905 MILANO WAYY	13	A	TUSCANY KELLER	\$388,505	5977
32	05/14/13	704 HILL ST	2	DR	SILVER LAKE ADDITION	\$175,110	2694
33	05/15/13	1709 QUEENSGATE DR	3	X	MARSHALL RIDGE 5	\$238,550	3670
34	05/15/13	616 SHADOW GLEN LN	6	W	MARSHALL RIDGE	\$295,035	4539
35	05/23/13	305 PARKVIEW LN	18	A	CENTRAL PARK	\$307,190	4726
36	05/24/13	2429 SOUTHERN HILLS DR	15	B	SOUTHERN HILLS	\$563,810	8674
37	05/28/13	1520 SPYGLASS HILL DR	4	B	SPYGLASS HILL ESTATES	\$356,915	5491
38	05/29/13	273 TULIP WAY	1	A	VILLAS OF STONE GLEN	\$114,788	2410
39	05/30/13	282 TULIP WAY	1	A	VILLAS OF STONE GLEN	\$129,689	2767
40	05/31/13	1505 SILVERLEAF DR	18	B	SILVERLEAF	\$435,305	6697
41	05/31/13	916 ST GEORGE CT	6	G	ESTATES OF LYN DHURST	\$162,760	2504
42	05/31/13	920 ST GEORGE CT	7	G	ESTATES OF LYN DHURST	\$200,720	3088
43	06/03/13	1700 EVEREST RD	17	B	OUR COUNTRY HOMES	\$278,785	4,289
44	06/03/13	1716 QUEENSGATE DR	16	Y	MERITAGE HOMES CORP	\$295,035	4,539
45	06/03/13	1704 EVEREST RD	18	B	OUR COUNTRY HOMES	\$268,450	4,130
46	06/04/13	412 SETTLERS RIDGE DR	16	G	OUR COUNTRY HOMES	\$301,665	4,641
47	06/04/13	444 SETTLERS RIDGE DR	12	G	OUR COUNTRY HOMES	\$290,615	4,471
48	06/06/13	1200 FOWLER ST	11	B	INNOVATION BUILDERS	\$130,585	2,009
49	06/06/13	768 APELDOORN LN	1	A	INTEGRITY GROUP	\$98,726	2,157
50	06/06/13	705 APELDOORN LN	1	A	INTEGRITY GROUP	\$129,662	2,767
51	06/06/13	709 APELDOORN LN	1	A	INTEGRITY GROUP	\$112,933	2,410
52	06/06/13	290 TULIP WAY	1	A	INTEGRITY GROUP	\$160,422	3,148
53	06/10/13	1328 S SHADY LN	LOT	7	MEYERS, DAVID	\$272,480	4,192
54	06/11/13	136 WINDCREST DR	6	BR	GARY PANNO	\$200,000	3,688
55	06/11/13	140 WINDCREST DR	7	BR	GARY PANNO	\$235,690	3,626
56	06/12/13	310 TULIP WAY	1	A	INTEGRITY GROUP	\$129,689	2,767
57	06/13/13	1213 CROCKETT ST	48	B	INNOVATION BUILDERS	\$182,455	2,807
58	06/13/13	1209 CROCKETT ST	49	B	INNOVATION BUILDERS	\$181,870	2,798
59	06/14/13	305 ROY CT W	41	3	TRAHAN, KERRY	\$352,820	5,428
60	06/20/13	727 HILL ST	10	CR	BRIAN ADAMS CONSTRUCTION	\$167,635	2,579
61	06/20/13	739 HILL ST	13	CR	BRIAN ADAMS CONSTRUCTION	\$172,510	3,264
62	06/21/13	1305 BLUE RIDGE RD	6	D	DREES CUSTOM HOMES	\$305,955	4,707

City of Keller Quarterly Report

3rd Quarter 2012-2013

63	06/24/13	2004 DIAMOND RIM PASS	9	C	PROVIDENTIAL CUSTOM	\$345,150	5,310
64	06/28/13	612 SHADOW GLEN LN	7	W	MERITAGE HOMES CORP	\$214,110	3,294
65	06/28/13	1012 PIENZA PATH	19	B	DREES CUSTOM HOMES	\$288,275	4,435
66	06/28/13	1004 PIENZA	17	B	DREES CUSTOM HOMES	\$297,570	4,578

APRIL THROUGH JUNE TOTALS	\$16,133,724	257,573
APRIL THROUGH JUNE AVERAGES	\$244,450	3,903
FY 12-13 AVG SF CONSTRUCTION COST	\$272,104	
FY 12-13 AVG SF SQUARE FOOTAGE		4,236

Inventory of Available Residential Lots- April through June 2013

NAME	TOTAL DEVELOPED	ABSORBED			DEVELOPED & AVAILABLE
		THIS QUARTER	Fiscal YTD 2013	TOTAL ABSORBED	
Adalina @ Bloomfield	30	1	2	24	5
Asheville Estates	33	0	0	28	5
Bear Creek Estates	138	1	1	131	6
Bella Vista	29	0	0	27	2
Bloomfield @ Hidden Lakes Phase I	158	0	0	155	3
Bluebonnet Trails	80	0	0	77	3
Bourland Oaks	63	3	5	53	7
Calais Estates	15	0	0	14	1
Central Park I	18	1	1	9	8
Chapelwood Estates II	13	0	0	10	3
Cobblestone Parks	31	0	0	24	5
Creekwood @ Hidden Lakes Phase I	76	0	0	69	7
Creekwood @ Hidden Lakes Phase II	36	0	0	27	9
Creekview Phase I	38	3	10	10	25
Creekview Phase II	43	0	0	0	43
Creekview Phase III	26	0	0	0	26
Estates of Lyndhurst	75	3	3	55	26
Fall Creek Estates I	83	0	0	73	10
Fall Creek Estates II	48	0	0	44	4
Flanigan Hill	157	0	0	146	11
Glen Forest Phase II	66	0	0	64	2
Harmonson Farms Phase I	73	0	0	66	7
Harmonson Farms Phase II	71	0	0	69	2
High Chaparral	283	0	0	279	4

Continued: Inventory of Available Residential Lots- April through June 2013

NAME	DEVELOPED TOTAL	ABSORBED			DEVELOPED & AVAILABLE
		THIS QUARTER	Fiscal YTD 2013	TOTAL ABSORBED	
Keller Town Center Addn – Uptown	48	3	3	30	18
Manors @ Waterford, The	23	0	0	21	2
Manors @ Waterford II, The	22	0	0	14	8
Manors @ Waterford III, The	24	0	0	13	11
Marshall Point Estates	84	2	2	80	4
Marshall Ridge Ph I South	47	2	11	44	3
Marshall Ridge Ph 4A & 4C	72	0	0	64	8
Marshall Ridge 5A & 5B	50	10	22	38	11
Mount Gilead Ranch	44	0	0	41	3
Newton Ranch, Phase I	83	1	1	80	3
Newton Ranch IIA	28	0	0	21	7
Newton Ranch IIB	30	0	0	20	10
Newton Ranch IIC	25	0	0	13	12
Oakmont Hills Addition	88	0	0	85	3
Oakwood Estates	8	0	0	1	7
Overton Ridge Phase II	82	0	0	79	3
Overton Ridge Phase III	38	0	0	33	5
Park View Addition	27	0	0	7	20
Providence Grove	55	4	11	34	21
Retreat @ Hidden Lakes Ph. II	73	0	0	63	10
Retreat @ Hidden Lakes, Ph IV-A	47	0	0	43	4
Retreat @ Hidden Lakes, Ph IV-B	42	0	0	37	5
Ridgewood Estates	163	0	0	1	162
Rolling Wood	23	0	0	20	3

Continued: Inventory of Available Residential Lots- April through June 2013

NAME	DEVELOPED TOTAL	ABSORBED			DEVELOPED & AVAILABLE
		THIS QUARTER	Fiscal YTD 2012	TOTAL ABSORBED	
Saddlebrook Estates Phase III	76	0	0	70	6
Sendero Estates Addition	8	0	0	7	1
Serene Villas of Keller	41	0	0	36	5
Shady Hollow Estates	13	0	0	10	3
Silver Lake Addition	78	9	12	62	16
Silverleaf	43	3	6	31	12
Southern Hills	29	1	1	23	6
Spyglass Hill Estates	27	1	1	16	11
Tuscany Keller	43	1	1	23	20
Villas at Town Center	67	0	0	61	6
Villas of Stone Glen	95	10	16	16	79
Villas of Volterra Phase I	20	4	8	17	3
Villas of Volterra Phase II	12	2	2	5	7
Villas of Volterra Phase IIA	10	0	0	1	9
Wellsgate Terrace	10	0	0	1	9
Westpark Addition Phase II	42	0	0	42	0
Westpark Addition Phase III	34	0	0	15	19
Wildwood Addition Phase II	42	0	0	40	2
Wildwood Addition Phase III	35	0	0	28	7
Willis Coves Ph. III	72	0	0	64	8
Woodlands @ Hidden Lakes Phase IV	13	0	0	12	1
Woodlands @ Hidden Lakes Phase VI	34	0	0	33	1
TOTAL	3,753	65	119	2,949	798

April through June 2013 Activity Report

Projects Approved – April through June 2013

Project	Land Use	Acreage	Description	Status
Bronson Rock Lighting	<i>Commercial</i>		UDC Variance to Lighting	Approved 4/2/13
Bronson Rock Stage Expansion	<i>Commercial</i>		Site Plan amendment for the stage building expansion	Approved 4/2/13
Iris – Keller Addition	<i>Commercial</i>		Final Plat for Iris Memory Care	Approved 5/14/13
Caminito Spanish Montessori	<i>Commercial</i>		Site Plan for Caminito Spanish Montessori 4,917 School Building	Approved 4/12/13
Villas of Stone Glen	<i>Residential</i>	16.25	Site Plan Amendment with variance to landscaping	Approved 4/2/13
Villas of Volterra, Phase III	<i>Residential</i>	7.88	Final Plat for 25 residential lots	Approved 4/22/13
Marshall Ridge – Phase 6D	<i>Residential</i>	21.96	Final Plat for 35 residential lots	Approved 5/13/13
Wyndham Village Office	<i>Commercial</i>	.375	Site Plan to develop a 2510 sq ft office building.	Approved 5/13/13

Continued: Projects Approved – April through June 2013

Project	Land Use	Acreage	Description	Status
MVP Cheer	<i>Commercial</i>		UDC Variance to building specifications for MVPO Cheer	Approved 5/21/13
MVP Cheer	<i>Commercial</i>		Site Plan for MVP Cheer facility	Approved 5/21/13
Riverdance	<i>Residential</i>	3.02	Future Land Use Plan Amendment PO to HD-SF and HD-SF to R	Approved 5/21/13
Riverdance	<i>Residential</i>	3.02	Zoning Change request from SF-8.4 to PD-SF-8.4, PD-PH and C-OTK. 74 residential lots and 1 commercial lot	Approved 5/21/13
Children’s Learning Adventure 1841 Rufe Snow Dr	<i>Commercial</i>		UDC sign variance request for signage requirements	Approved 6/18/13.
1753 Florence Road Accessory Building	<i>Residential</i>	3	SUP to request an 1440 square-foot accessory building	Approved 5/7/13
The Lakes	<i>Residential</i>	19.99	Future Land Use Plan Amendment LD-SF to MD-SF and HD-SF	Approved 6/4/13
The Lakes	<i>Residential</i>	19.99	Zoning Change request from PD-SF-25 to PD-SF-20 and PD-SF-12.35 residential lots	Approved 6/4/13
1st Financial Bank 1341 Keller Parkway	<i>Commercial</i>		Final Plat for 1 st Financial Bank in Keller Town Center	Approved 4/9/13

Continued: Projects Approved – April through June 2013

Project	Land Use	Acreage	Description	Status
Iris Keller Addition 1137 Rufe Snow Dr	<i>Commercial</i>	3.22	Site Plan for 3 buildings 12,321 SF each	Approved 4/29/13
New Direction High School 250 N College Ave	<i>Commercial</i>		Kitchen addition to the existing building	Approved 5/7/13
New Direction High School 250 N College Ave	<i>Commercial</i>		UDC Variance to building materials requirements	Approved 5/7/13
Moviehouse & Eatery	<i>Commercial</i>	9.18	Site Plan for a 42,589 dine-in movie theater	Approved 4/16/13
Berry Addition 400 Taylor Street	<i>Residential</i>	.417	Replat for Berry Addition.	Approved 4/2/13
Hidden Lakes Business Park 8821 Davis Blvd	<i>Commercial</i>	2.487	Site Plan for 5 office building totaling 21,580 SF	Approved 5/10/13
Keller Animal & Police Expansion	<i>Commercial</i>		Screening wall approval for Keller Animal & Police Building	Approved 4/3/13
Tom Thumb Fuel Center Keller Town Center	<i>Commercial</i>		Site Plan for the new fuel center at Tom Thumb	Approved 6/18/13
Bear Creek Bible Church 1555 N Tarrant Pkwy	<i>Church</i>		UDC Sign Variance for Bear Creek Bible Church	Approved 5/13/13

Continued: Projects Approved – April through June 2013

Project	Land Use	Acreage	Description	Status
Marshall Ridge Lots 17 & 18, Block X	<i>Residential</i>		Replat of lots 17R and 18R – Shift of lot line	Approved 5/6/13
Chicken Express 791 Keller Parkway	<i>Commercial</i>		Site Plan Amendment for exterior remodel	Approved 4/20/13
Keller Town Dental 121 Rufe Snow Dr	<i>Commercial</i>		Sign Variance to allow window signage greater than 25%	Approved 5/7/13
1328 Shady Lane South	<i>Residential</i>		SUP to allow a RV on the property while house is being built	Approved 5/21/13
Northwood Church 1870 Rufe Snow Dr	<i>Church</i>		Site Plan Amendment for Northwood Church	Approved 5/17/13
Chick-fil-A 1000 Keller Parkway	<i>Commercial</i>		Site Plan for Chick-fil-A in Keller Town Center	Approved 6/18/13
Baylor Hospital 1000 Keller Parkway	<i>Commercial</i>	11.96	UDC Sign Variance	Approved 6/18/13
Uniques Gallery 102 Keller Hicks Road	<i>Commercial</i>	1.4	SUP for a retail store with used goods and merchandise	Approved 6/18/13
Snowballs 301 N Main St	<i>Commercial</i>		SUP for a temporary snow cone stand	Approved 6/18/13
Bridgewood Estates	<i>Residential</i>		Screening Wall approval for Bridgewood Estates	Approved 6/14/13
Caliber Collision Center	<i>Commercial</i>		SUP Amendment to allow a 4,400 SF addition to the building	Approved 5/7/13

Projects Denied/Withdrawn – April through June 2013

Project	Land Use	Acreage	Description	Status
1455 Whitley Road	<i>Residential</i>	7.78	Zoning Change from SF-LD to SF-15.	Denied 6/4/13
Oakview Hills	<i>Residential</i>	47	Future Land Use Plan Amendment from LD-SF to MD-SF.	Withdrawn 5/17/13
Oakview Hills	<i>Residential</i>	47	Planned Development Zoning Change for 66 residential lots from SF-LD to PD-SF-20.	Withdrawn 5/17/13
Isaac Cove	<i>Residential</i>	25	Planned Development Zoning Change from SF-LD to PD-SF-25	Withdrawn 6/7/13

New Development Application Summary- April through June 2013

APPLICATION TYPE	APRIL THROUGH JUNE 2013		YEAR-TO-DATE FY12-FY13	
	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED
Zoning Change	7	\$2,977.80	17	\$8,143.80
Site Plan	19	\$5,361.65	30	\$7,543.88
Final Plat (Amended Plat, Replat)	10	\$3,749.34	30	\$12,560.83
Preliminary Plat	1	\$840.00	4	\$3,140.00
Specific Use Permit	6	\$1,580.00	12	\$2,670.00
Landscape/Screening Wall *	4	\$0.00	9	\$0.00
Appeal to the Tree Board	0	\$0.00	1	\$200.00
Future Land Use Plan Amendments	3	\$1,556.00	10	\$4,052.00
UDC Variance Requests	10	\$1,800.00	17	\$3,000.00
UDC Text Amendments**	0	\$0.00	3	\$0.00
Totals	60	\$10,603.72	133	\$41,310.5

* - There are no fees required for Landscape/Screening Wall applications

** - There are no fees required for City-initiated UDC Text Amendments

Code Enforcement- April through June 2013

	2012- 2013 FISCAL		2011-2012 FISCAL	
	Q3 2013	YTD	Q3 2012	YTD
Initial Inspections	252	524	231	478
Violations found	193	435	189	384
Unfounded	31	61	42	94
Notice of Violations	293	654	251	514
Reinspections	415	1,160	385	881
Abatements	178	501	156	362
City Mowed	22	29	17	23
Citations	6	51	3	8
Liens	0	7	5	11
Signs removed from ROW	326	1,410	620	1,714