

# Quarterly Development Report

October 2012 – December 2012



COMMUNITY DEVELOPMENT

*Fiscal Year 2012-2013*

# Quarterly Development Report – October through December 2012

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Development Summary- October through December 2012

DEVELOPMENT ACTIVITY	OCTOBER – DECEMBER 2012		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	37	N/A	37	NA	36	NA	-16.7%	NA
SINGLE FAMILY RESIDENTIAL PERMITS	55	\$16,328,975	55	\$16,328,975	68	\$20,195,630	-19%	-19%
MULTI-FAMILY RESIDENTIAL PERMITS	0	\$0	0	\$0	0	\$0	0%	0%
COMMERCIAL / NON-RESIDENTIAL PERMITS	17	\$3,339,860	17	\$3,339,860	16	\$8,066,610	6.25%	-58.6%
ADDITIONAL PERMITS*	496	\$834,742	496	\$834,742	572	\$1,546,886	-13.3%	-46%
Swimming Pools	10	\$370,750						
Electrical / Mechanical / Plumbing	212	\$0						
Irrigations	74	\$162,795						
Fences	90	\$246,522						
Signs	53	\$45,532						
Accessory Building / Garage / Add-ons	13	\$109,173						
C/O Applications	21	\$0						
Miscellaneous*	30	\$0						

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

Certificates of Occupancy Permits Issued- October through December 2012

<b>BUSINESS CONTACT</b>	<b>DATE ISSUED</b>	<b>ADDRESS C/O TYPE</b>	<b>CLASSIFICATION SQUARE FOOTAGE</b>	<b>CONSTRUCTION VALUE</b>
<b>BRONSON ROCK, LLC</b> James Barraco	10/31/2012	250 S Main St- North Bldg Expansion Expansion	Assembly - 2	\$75,000
<b>BUTTERCUP'S BAKE SHOP</b> Kay Stewart	11/13/2012	2122 Rufe Snow Dr Ste 104 New Tenant	Business 1,192	N/A
<b>CENTURY RUGS</b> Nasrin Khoshrou	11/5/2012	1580 Keller Pkwy Ste 125 New Tenant	Mercantile 1,960	N/A
<b>COVENANT COMMUNITY CHURCH</b> Jacob Watson	10/5/2012	107 South Elm New Tenant	Assembly - 3 3,000	N/A
<b>DOG DE SALON</b> Mike Hathcock	11/21/2012	1540 Keller Pkwy Ste 106 Ownership Change	Business 1,170	N/A
<b>EDWARD JONES</b> Jim Walter	12/12/2012	201 Town Center Ln #1103 Finish-out	Business 1,068	\$47,000
<b>GEO-TECH FOUNDATION REPAIR</b> Jeff Edgar	10/31/2012	324 South Elm New Tenant	Business 2,400	N/A
<b>H &amp; R BLOCK</b> Chrisit Lasater	12/14/2012	2041 Rufe Snow Dr #105 Tenant Improvement	Business 2,250	\$47,500
<b>HARMONY SALON &amp; SPA</b> Utalda Ha	12/17/2012	8865 Davis Blvd Ownership Change	Business 1,730	N/A
<b>KELLER ASSISTED LIVING</b> Rick Pruitt	11/28/2012	765 Bandit Trl Addition	Residential R-4 1,214	\$150,000

Continued: Certificates of Occupancy Permits Issued- October through December 2012

<b>BUSINESS CONTACT</b>	<b>DATE ISSUED</b>	<b>ADDRESS C/O TYPE</b>	<b>CLASSIFICATION SQUARE FOOTAGE</b>	<b>CONSTRUCTION VALUE</b>
<b>KELLER BEVERAGE COMPANY</b> Tracy Taylor	10/24/2012	1625 South Main Street Change of Ownership	Mercantile 3,024	N/A
<b>KELLER FAMILY DENTAL</b> Katie Herwig	11/28/2012	794 Keller Pkwy A & B Ownership Change	Business 3,000	N/A
<b>KELLER FOOT &amp; ANKLE</b> Herman Alamilla	10/31/2012	226 N Main Street New Construction	Business 2,310	\$175,000
<b>KELLER URGENT CARE</b> Umar Saeed	11/1/2012	769 Bandit Trl New Building	Business 4,487	\$800,000
<b>LUCKY FOOT SPA</b> Feng Ying Wu	12/18/2012	121 Rufe Snow Dr #107 Interior Remodel	Business 1,400	\$4,000
<b>MARSHALL RIDGE ELEMENTAY</b> KISD	11/28/2012	1601 Marshall Ridge Pkwy New Building	Education 94,769	\$15,000,000
<b>MICHAELS TOBACCO</b> Mike Peacock	11/15/2012	750 S Main Street Ste 100 Finish Out	Mercantile 2,800	\$125,000
<b>MO'FISH</b> Gloria Segovia	11/28/2012	721 Keller Pkwy Ste 116 New Tenant	Assembly A-2 3,000	N/A
<b>MYOTHERAPY TREATMENT CENTER</b> Alex Soberanis	12/18/2012	777 Bandit Trl Ste B Remodel	Business 1,380	\$13,000
<b>PUERTA VIEJA MEXICAN GRILL</b> Jose R Garcia-Larios	12/18/2012	101 Town Center Ln #117 Interior Remodel	Assembly - 2 1,863	\$19,000

Continued: Certificates of Occupancy Permits Issued- October through December 2012

BUSINESS CONTACT	DATE ISSUED	ADDRESS C/O TYPE	CLASSIFICATION SQUARE FOOTAGE	CONSTRUCTION VALUE
<b>RAISING CANES – Temp C of O</b> Mike Watson	10/10/2012	961 Keller Pkwy New Construction	Assembly - 2 2,715	\$900,000
<b>SOUTHERN BREEZE MARKET CAFE</b> Daniel & Melody Fitzgerald	10/31/2012	138 Olive Street New Tenant	Business 1,352	N/A
<b>VAPORMAX</b> Tim Parker	11/19/2012	310 N Main Street New Tenant	Mercantile 1,085	N/A
<b>WES ENTERPRISES, LP</b> Joe Staley	12/17/2012	200 Meadowlands Blvd New Tenant	Business 8,400	N/A

	PERMITS	SQUARE FOOTAGE	CONSTRUCTION VALUE
<b>October through December 2012 Totals</b>	24	147,569	\$117,355,500
<b>Fiscal Year 12-13 Total</b>	24	147,569	\$117,355,500

Commercial Building Permits Issued- October through December 2012

	<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	10/4/2012	COOK CHILDREN'S 1601 Keller Pkwy	\$1,800,000 New Building	6,650	\$5,544	\$8,529
2	10/5/2012	DR. PROCHERA 816 Keller Pkwy Ste A	\$75,000 Finish-out	2,200	\$532	\$819
3	10/15/2012	CVS PHARMACY 101 N Rufe Snow Dr	\$150,000 Interior Remodel	1,060	\$828	\$1,274
4	10/15/2012	KELLER CHIROPRACTIC 777 Bandit Tr	\$13,000 Interior Remodel	1,380	\$145	\$223
5	10/18/2012	SONIC 2009 S Main St	\$9,500 Framing Repair	1,400	\$118	\$181
6	11/5/2012	MUSTANG CREEK PHASE II 701 Rapp Rd	\$370,000 New Building	6,317	\$2,719	\$4,184
7	11/5/2012	MUSTANG CREEK BLDG 7 701 Rapp Rd	\$330,000 New Building	6,150	N/A	N/A
8	11/12/2012	H & R BLOCK 2041 Rufe Snow Ste 105	\$47,500 Tenant Improvements	2,250	\$405	\$624

Continued: Commercial Building Permits Issued- October through December 2012

	<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>
9	11/13/2012	LUCKY FOOT & SPA 121 Rufe Snow Ste E107	\$4,000 Interior Remodel	1,400	\$63	\$97
10	11/15/2012	PUERTA VIEJA MEXICAN GRILL 101 Town Center Ln Ste 117	\$19,000 Interior Remodel	1,863	\$200	\$307
11	11/15/2012	MATHNASIUM 790 S Main Street Ste 420	\$62,000 Finish-out	2,169	\$473	\$728
12	11/16/2012	ARTHOUSE 251 Town Center Lane	\$22,860 Remodel 12 Units	12,000	\$236	\$363
13	11/26/2012	KELLER SENIOR CENTER 660 Johnson Rd	\$120,000 Renovation	3,530	N/A	N/A
14	11/26/2012	WELLS FARGO 910 Keller Pkwy	\$128,000 Roof Renovation	1,800	\$748	\$1,151
15	12/14/2012	KARTING DISTRIBUTING 1375 S. Main Street	\$44,000 Alteration of Existing	3,750	\$379	\$583
16	12/18/2012	I FRATELLI PIZZA 721 Keller Pkwy #102	\$110,000 Interior Remodel	1,399	\$682	\$1,050

Continued: Commercial Building Permits Issued- October through December 2012

	<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>
17	11/27/2012	FIRST UNITED METHODIST CHURCH 1025 Johnson Road	\$35,000 Remodel Offices	700	\$320	\$492
<b>October through December 2012 Totals:</b>			<b>\$3,339,860</b>	<b>56,018</b>	<b>\$13,392</b>	<b>\$20,605</b>

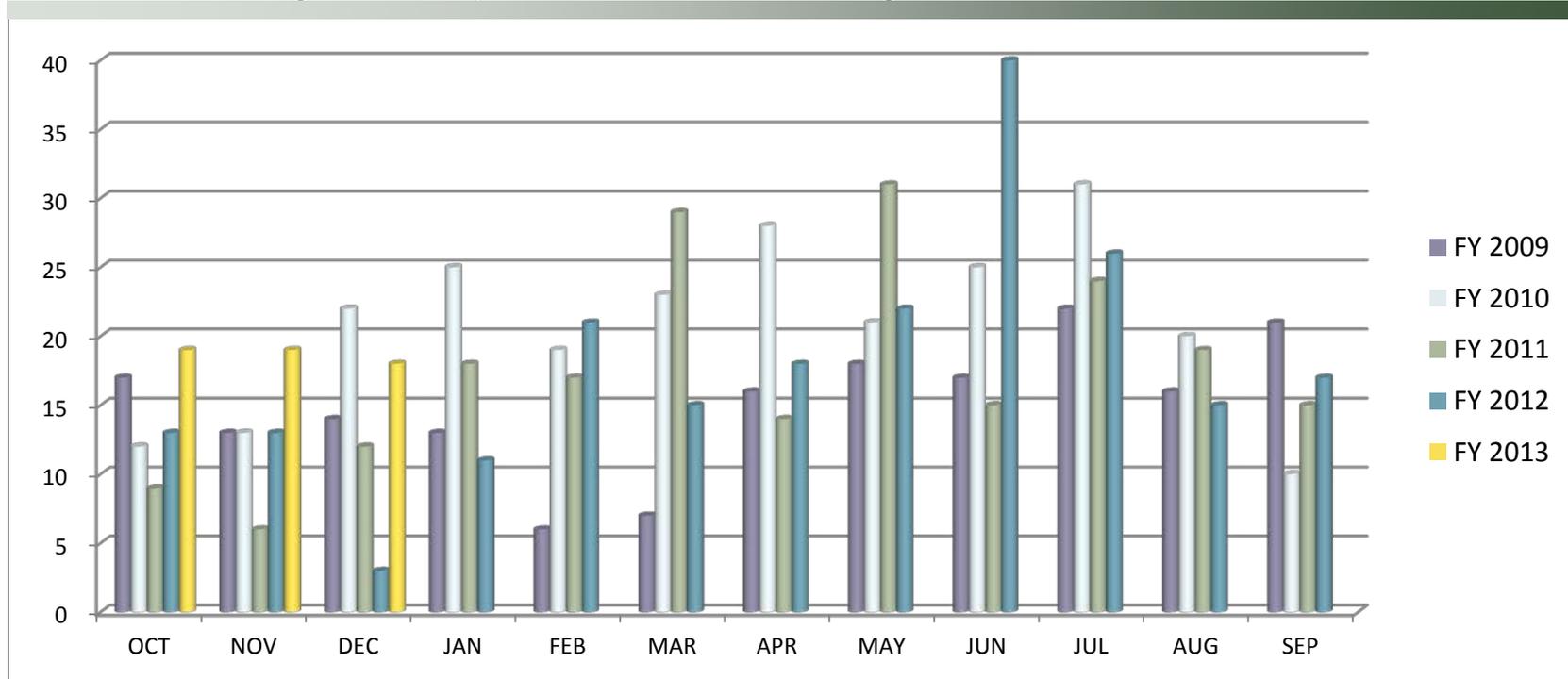
Permit Fees Collected- October through December 2012

TYPE OF PERMIT FEE	SINGLE FAMILY RESIDENTIAL		NON-RESIDENTIAL	
	Collected	Fee Amount	Collected	Fee Amount
<b>Impact Fees</b>				
Roadway Impact	47	\$105,997	4	\$95,481
Water Impact	50	\$66,976	5	\$23,542
Sewer Impact	51	\$45,909	5	\$14,460
<b>Total Impact Fees:</b>		<b>\$218,882</b>		<b>\$133,483</b>
<b>Subcontractor Fees</b>				
Electrical	24	\$1,200	13	\$2,050
Plumbing	159	\$7,950	8	\$1,765
Mechanical	61	\$3,050	8	\$1,765
<b>Total Subcontractor Fees:</b>		<b>\$12,200</b>		<b>\$5,580</b>
<b>Building &amp; Additional Fees</b>				
Building Permit Fee	77	\$209,657	16	\$31,604
Plan Review Fee	3	\$300	20	\$13,551
Energy Fee	0	\$0	0	\$0
Park Fee	0	\$0	0	\$0
Opticom System Fee	0	\$0	0	\$0
<b>Total Building &amp; Additional Fees:</b>		<b>\$209,957</b>		<b>\$45,155</b>
<b>OCTOBER THROUGH DECEMBER TOTAL FEES</b>		<b>\$441,039</b>		<b>\$184,218</b>
<b>TOTAL FEES PAID FY 2012-2013</b>		<b>\$441,039</b>		<b>\$184,218</b>

Single Family Residential Permits FY 2012-13

MONTH	PERMITS	TOTAL VALUE	SQUARE FOOTAGE					CONSTRUCTION VALUE					
			0	2,001	3,001	5,001	OVER	\$0	\$201,000	\$251,000	\$301,000	\$401,000	OVER
			to 2,000	to 3,000	to 5,000	to 6,000	6,000	to \$200,000	to \$250,000	to \$300,000	to \$400,000	to \$500,000	\$500,000
OCTOBER	19	\$5,395,000	0	3	10	5	1	4	3	6	5	0	1
NOVEMBER	18	\$5,540,990	0	0	10	6	2	0	1	10	6	1	0
DECEMBER	18	\$5,392,985	0	0	12	4	2	0	3	7	6	2	0
JANUARY		\$											
FEBRUARY		\$											
MARCH		\$											
APRIL		\$											
MAY		\$											
JUNE		\$											
JULY		\$											
AUGUST		\$											
SEPTEMBER		\$											
<b>TOTAL</b>	<b>55</b>	<b>\$16,328,975</b>	<b>0</b>	<b>3</b>	<b>32</b>	<b>15</b>	<b>5</b>	<b>4</b>	<b>7</b>	<b>23</b>	<b>17</b>	<b>4</b>	<b>1</b>

### 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	19	18									

	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
<b>Fiscal Year To Date</b>	70	114	91	214	56
<b>Total Fiscal Year</b>	180	249	209	214	56

Single Family Residential Permits Issued- October through December 2012

NO	DATE	ADDRESS	LOT	BLK	SUBDIVISION	VALUE	SQ. FT.
1	10/5/12	1111 OTTINGER RD	7R2	A	BLACKWOOD, SALLIE	\$361,075	5,555
2	10/24/12	1703 FLORENCE RD	1	F	BLACKWOOD, SALLIE	\$281,775	4,335
3	11/27/12	409 PIONEER DR	8	D	BOURLAND OAKS	\$335,465	5,161
4	12/26/12	3032 PONDER PATH	6	B	CREEKVIEW PH I	\$256,230	3,942
5	12/26/12	3033 PONDER PATH	9	A	CREEKVIEW PH I	\$241,410	3,714
6	12/26/12	3037 PONDER PATH	10	A	CREEKVIEW PH I	\$273,650	4,210
7	12/26/12	3017 TRINITY LANE	14	B	CREEKVIEW PH I	\$255,840	3,936
8	10/11/12	922 COBBLESTONE PARKS DR	6	C	COBBLESTONE PARKS	\$337,610	5,194
9	10/25/12	900 ST GEORGE CT	2	G	ESTATES OF LYNDHURST	\$166,790	2,566
10	10/25/12	904 ST GEORGE CT	3	G	ESTATES OF LYNDHURST	\$197,145	3,033
11	10/2/12	104 PREWIT ST	25	B	KELLER TOWN CENTER ADD.	\$188,760	2,904
12	10/2/12	100 PREWIT ST	24	B	KELLER TOWN CENTER ADD.	\$179,855	2,767
13	11/1/12	1500 GLENMEADE CT	18	B	MANORS OF WATERFORD	\$248,040	6,816
14	10/22/12	1613 LISMORE CT	16	D	MANORS OF WATERFORD	\$599,430	9,222
15	10/2/12	1717 YOSEMITE LN	2	C	MARSHALL POINTE ESTATES	\$259,610	3,994
16	12/4/12	2013 YOSEMITE LN	8	P	MARSHALL RIDGE	\$377,520	5,808
17	12/4/12	516 HUNTER MANOR DR	4	J	MARSHALL RIDGE	\$239,330	3,682
18	12/19/12	2009 YOSEMITE LN	9	P	MARSHALL RIDGE	\$277,875	4,275
19	10/5/12	620 SHADOW GLEN LN	5	W	MARSHALL RIDGE 5	\$238,745	3,673
20	12/4/12	1704 GOLDENROD LN	17	X	MARSHALL RIDGE 5	\$225,355	3,467
21	11/2/12	1705 QUEENSGATE DR	2	X	MARSHALL RIDGE 5	\$260,000	4,000
22	11/8/12	604 SHADOW GLEN LN	9	W	MARSHALL RIDGE 5	\$252,460	3,884
23	11/5/12	1604 IMPERIAL POINTE DR	2	H	MARSHALL RIDGE SOUTH	\$433,030	6,662
24	11/8/12	1608 IMPERIAL POINTE DR	1	H	MARSHALL RIDGE SOUTH	\$351,780	5,412
25	11/13/12	1132 VILLAGE TR			NANCY ROBERTS SURVEY	\$290,875	4,775
26	12/21/12	1512 SAGEBRUSH TR	4	F	NEWTON RANCH	\$364,000	5,600
27	10/29/12	1528 SAGEBRUSH TR	8	F	NEWTON RANCH	\$338,390	5,206
28	11/8/12	1516 SAGEBRUSH TR	5	F	NEWTON RANCH PH IIA	\$304,655	4,687
29	11/13/12	1445 LATIGO LN	4	H	NEWTON RANCH PH IIA	\$327,340	5,036

Continued: Single Family Residential Permits Issued- October through December 2012

NO	DATE	ADDRESS	LOT	BLK	SUBDIVISION	VALUE	SQ. FT.
30	12/7/12	1513 WAGONWHEEL TR	13	F	NEWTON RANCH IIB	\$330,525	5,085
31	12/26/12	1508 SADDLETREE LN	14	D	NEWTON RANCH IIC	\$337,415	5,191
32	11/16/12	209 RAWHIDE PATH	22	H	NEWTON RANCH IIC	\$262,015	4,031
33	11/16/12	301 RAWHIDE PATH	21	H	NEWTON RANCH IIC	\$295,490	4,546
34	11/16/12	305 RAWHIDE PATH	20	H	NEWTON RANCH IIC	\$360,685	5,549
35	11/16/12	308 REATA RD	18	D	NEWTON RANCH IIC	\$296,855	4,567
36	11/16/12	1500 SADDLETREE LN	16	D	NEWTON RANCH IIC	\$297,180	4,572
37	11/16/12	1504 SADDLETREE LN	15	D	NEWTON RANCH IIC	\$299,650	4,610
38	12/20/12	1002 TEXAS TR	10	2	OAK COUNTRY ESTATES	\$429,065	6,601
39	12/13/12	1332 BLUE RIDGE RD	8	E	PROVIDENCE GROVE	\$411,190	6,326
40	11/12/12	2008 DIAMOND RIM PASS RD	8	C	PROVIDENCE GROVE	\$280,605	5,427
41	11/16/12	2001 DIAMOND RIM PASS RD	1	D	PROVIDENCE GROVE	\$353,015	5,431
42	10/4/12	2013 MARBLE PASS DR	4	B	PROVIDENCE GROVE	\$346,775	5,335
43	10/19/12	1336 BLUE RIDGE RD	7	E	PROVIDENCE GROVE	\$357,760	5,504
44	12/4/12	3004 ROLLING WOOD LN	23	A	ROLLING WOOD ADDITION	\$306,345	4,713
45	12/21/12	1508 MOSSYCUP CT	2	A	SILVERLEAF	\$253,305	3,897
46	10/5/12	1508 SILVERLEAF DR	22	A	SILVERLEAF	\$293,020	4,508
47	11/8/12	1110 SAWGRASS CT	16	B	SOUTHERN HILLS	\$446,225	6,865
48	12/17/12	1510 TREEHOUSE LN S	25	1	TREEHOUSE ADDITION	\$305,110	4,694
49	10/22/12	2830 VOLTERRA WAY	9	A	VILLAS OF VOLTERRA	\$280,605	4,317
50	10/25/12	2822 VOLTERRA WAY	11	A	VILLAS OF VOLTERRA	\$251,160	3,864
51	10/25/12	2833 VOLTERRA WAY	7	B	VILLAS OF VOLTERRA	\$279,565	4,301
52	10/22/12	2834 VOLTERRA WAY	8	A	VILLAS OF VOLTERRA PH I	\$235,625	3,625

Continued: Single Family Residential Permits Issued- October through December 2012

NO	DATE	ADDRESS	LOT	BLK	SUBDIVISION	VALUE	SQ. FT.
53	12/11/12	1013 PIENZA PATH	16	A	VILLAS OF VOLTERRA PH II	\$255,320	3,928
54	11/28/12	1009 PIENZA PATH	15	A	VILLAS OF VOLTERRA PH II	\$278,655	4,287
55	12/10/12	206 PARK PLACE CT	20	4	WESTPARK ADDITION	\$253,500	3,900
56	10/25/12	213 PARK PLACE CT	28	4	WESTPARK ADDITION	\$201,305	3,097

<b>OCTOBER THROUGH DECEMBER TOTALS</b>	<b>\$16,762,005</b>	<b>262,287</b>
<b>OCTOBER THROUGH DECEMBER AVERAGES</b>	<b>\$299,322</b>	<b>4,683</b>
<b>FY 12-13 AVG SF CONSTRUCTION COST</b>	<b>\$299,322</b>	
<b>FY 12-13 AVG SF SQUARE FOOTAGE</b>		<b>4,683</b>

Inventory of Available Residential Lots- October through December 2012

NAME	TOTAL DEVELOPED	ABSORBED			DEVELOPED & AVAILABLE
		THIS QUARTER	Fiscal YTD 2013	TOTAL ABSORBED	
Adalina @ Bloomfield	30	0	0	22	8
Asheville Estates	33	0	0	28	5
Bear Creek Estates	138	0	0	130	8
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	1	1	49	14
Calais Estates	15	0	0	14	1
Central Park I	18	1	1	8	10
Chapelwood Estates II	13	0	0	10	3
Cobblestone Parks	31	2	2	24	7
Creekwood @ Hidden Lakes Phase I	76	0	0	69	7
Creekwood @ Hidden Lakes Phase II	36	0	0	27	9
Creekview Phase I	38	4	4	4	34
Creekview Phase II	43	0	0	0	43
Creekview Phase III	26	0	0	0	26
Estates of Lyndhurst	75	4	4	51	24
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
Heim Addition	1	1	1	1	0
High Chaparral	283	0	0	279	4

Continued: Inventory of Available Residential Lots- October through December 2012

NAME	DEVELOPED TOTAL	ABSORBED			DEVELOPED & AVAILABLE
		THIS QUARTER	Fiscal YTD 2013	TOTAL ABSORBED	
Keller Town Center Addn – Uptown	48	4	4	23	25
Manors @ Waterford, The	23	3	3	20	3
Manors @ Waterford II, The	22	0	0	14	8
Manors @ Waterford III, The	24	0	0	13	11
Marshall Point Estates	84	2	2	77	7
Marshall Ridge Ph I South	47	4	4	37	10
Marshall Ridge Ph 4A & 4C	72	0	0	63	9
Marshall Ridge 5A & 5B	50	4	4	20	30
Mount Gilead Ranch	44	0	0	41	3
Newton Ranch, Phase I	83	2	2	79	4
Newton Ranch IIA	28	2	2	20	8
Newton Ranch IIB	30	1	1	19	11
Newton Ranch IIC	25	7	7	7	18
Oakmont Hills Addition	88	0	0	85	3
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	5	5	28	27
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
Rolling Wood	23	1	1	20	3
Saddlebrook Estates Phase III	76	0	0	70	6

Continued: Inventory of Available Residential Lots- October through December 2012

NAME	DEVELOPED TOTAL	ABSORBED			DEVELOPED & AVAILABLE
		THIS QUARTER	Fiscal YTD 2012	TOTAL ABSORBED	
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	0	0	50	28
Silverleaf	43	2	2	27	16
Southern Hills	29	1	1	22	7
Spyglass Hill Estates	27	0	0	13	14
Tuscany Keller	43	0	0	21	22
Villas at Town Center	67	0	0	61	6
Villas of Volterra Phase I	20	4	4	13	7
Villas of Volterra Phase II	12	1	1	1	11
Villas of Volterra Phase IIA	10	1	1	1	9
Wellsgate Terrace	10	0	0	1	9
Westpark Addition Phase II	42	2	2	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
<b>TOTAL</b>	<b>3,412</b>	<b>59</b>	<b>59</b>	<b>2,825</b>	<b>656</b>

October through December 2012 Activity Report

**Projects Completed – October through December 2012**

Project	Land Use	Acreage	Description	Status
<b>BANDIT ADDITION, LOT 1, BLOCK A</b> 765 Bandit Trail	<i>Commercial</i>	1.41	Final Plat for 1 non-residential lot zoned PD-R	Completed 11/20/12
<b>HOMESTYLE CARE OF KELLER</b> 765 Bandit Trail	<i>Commercial</i>	1.41	Site Plan for an assisted living facility consisting of an expansion of the existing building totaling up to 4,849 square feet and 12 beds zoned PD-R. (Zoning Change approved 2/7/12)	Completed 11/20/12
<b>RIDGEVIEW ELEMENTARY SCHOOL (FORMERLY KISD ELEMENTARY SCHOOL NO. 22)</b> 1601 Marshall Ridge Parkway	<i>Institutional</i>	13.19	Site Plan for an 83,414 square-foot elementary school zoned PH-6.5. (Site Plan approved 8/19/10).	Completed 11/28/12
<b>NORTH HILLS MEDICAL PLAZA, PHASE II</b> 816 Keller Parkway (FM 1709)	<i>Commercial</i>	2.07	Site Plan for two 3,000 square foot medical office buildings and an expansion of the existing parking lot zoned R. (Site Plan approved 1/17/12)	Completed 12/20/12

**Projects Approved – October through December 2012**

<b>Project</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Description</b>	<b>Status</b>
<b>BRONSON ROCK PARKING LOT ADDITION</b> 250 South Main Street	<i>Commercial</i>	0.51	Site Plan for 4,300 square-foot parking lot zoned R-OTK.	Approved 4/3/12
<b>VAUGHN ADDITION, LOTS 1 &amp; 2, BLOCK A</b> 1537 Roanoke Road	<i>Residential</i>	3.90	Final Plat for 2 residential lots zoned SF-LD.	Approved 4/18/12
<b>PHELPS ADDITION</b> 1800 Florence Road	<i>Residential</i>	9.96	Zoning Change request for 1 residential lot zoned SF-LD.	Approved 5/1/12
<b>PHELPS ESTATE, LOT 1, BLOCK A</b> 1800 Florence Road	<i>Residential</i>	9.96	Final Plat for 1 residential lot zoned SF-LD.	Approved 5/4/12
<b>LAGNIAPPE OFFICE BUILDING</b> 120 Hill Street	<i>Commercial</i>	0.230	Site Plan Amendment to construct a 120 square-foot accessory building zoned R-OTK.	Approved 8/13/12
<b>FIRST FINANCIAL BANK</b> 1341 Rufe Snow Drive	<i>Commercial</i>	3.16	Specific Use Permit for a 5,127 square-foot bank zoned TC.	Approved 8/21/12
<b>WOODFORD ADDITION</b> 509 Rufe Snow	<i>Residential</i>	25	Preliminary Plat for 89 residential lots zoned SF-8.4.	Approved 8/27/12

**Continued: Projects Approved – October through December 2012**

<b>Project</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Description</b>	<b>Status</b>
<b>KELLER MONTESSORI SCHOOL</b> 112 East Vine Street	<i>Commercial</i>	0.26	Site Plan Amendment to construct a 182 square-foot accessory building zoned R-OTK.	Approved 8/27/12
<b>FREDDY’S FROZEN CUSTARD</b> 1341 Keller Parkway	<i>Commercial</i>	0.991	Specific Use Permit for an 3,429 square-foot restaurant zone TC.	Approved 9/4/12
<b>CREEKVIEW II &amp; III</b> 8826 Davis Boulevard	<i>Residential</i>	17.81	Future Land Use Plan Amendment from Retail to SF-HD.	Approved 9/4/12
<b>CREEKVIEW II &amp; III</b> 8826 Davis Boulevard	<i>Residential</i>	17.81	Planned Development Zoning Change from PD-PH to PD-PH and Commercial.	Approved 9/4/12
<b>A SECOND CLOSET</b> 805 Keller Parkway	<i>Commercial</i>	N/A	Specific Use Permit to operate used goods and merchandise sales zoned R.	Approved 10/2/12
<b>KELLER ANIMAL &amp; POLICE EXPANSION</b> 1841 Rufe Snow Drive	<i>Commercial</i>	6.78	Site Plan expanding existing buildings to 14,990 square feet zoned TC.	Approved 10/16/12
<b>CREEKVIEW PET CARE</b> 8820 Davis boulevard	<i>Commercial</i>	2.54	Site Plan Amendment for 3 buildings totaling 12,325 square feet zoned C.	Approved 10/16/12

**Continued: Projects Approved – October through December 2012**

<b>Project</b>	<b>Land Use</b>	<b>Acreeage</b>	<b>Description</b>	<b>Status</b>
<b>BANCROFT ACCESSORY BUILDING</b> 1331 Bancroft Road	<i>Residential</i>	5.0	Specific Use Permit for a 1,800 square-foot barn zoned SF-LD.	Approved 10/16/12
<b>TRIPLE CROWN ESTATES LOTS 1 &amp; 2, BLOCK A</b> 1510 Florence Road	<i>Residential</i>	1.99	Final Plat for 2 residential lots zoned SF-LD.	Approved 10/22/12
<b>KELLER PARKWAY MEDICAL PLAZA, LOT 1, BLOCK A</b> 816 Keller Parkway	<i>Commercial</i>	2.017	Final Plat for 1 non-residential lot zoned R.	Approved 11/5/12
<b>VILLAGE TRAIL LOT 3, BLOCK A</b> 1132 Village Trail	<i>Residential</i>	1.147	Final Plat for 1 residential lot zoned SF-LD.	Approved 11/5/12
<b>KELLER POWER SPORTS</b> 1375 South Main Street	<i>Commercial</i>	0.91	Specific Use Permit for motorcycles and ATV sales and service business with outside storage zoned C.	Approved 11/6/12
<b>EMERUS HOSPITAL</b> 620 South Main Street	<i>Commercial</i>	3.228	Site Plan for a 37,779 square-foot hospital and medical office zoned C-OTK.	Approved 11/6/12
<b>CHILDREN'S LEARNING ADVENTURE</b> 1841 Rufe Snow Drive	<i>Commercial</i>	3.74	Site Plan for 33,327 square-foot childcare facility zoned PD-R.	Approved 11/6/12

<b>Continued: Projects Approved – October through December 2012</b>				
<b>Project</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Description</b>	<b>Status</b>
<b>DODSON KNOLL ADDITION, LOT 1, BLOCK A</b> 8710 Indian Knoll	<i>Residential</i>	1.221	Final Plat for 1 residential lot zoned SF-LD.	Approved 11/12/12
<b>CHILDREN'S LEARNING ADVENTURE</b> 1841 Rufe Snow	<i>Commercial</i>	3.74	Final Plat for 1 non-residential lot zoned PD-R.	Approved 11/20/12
<b>FREDDY'S FROZEN CUSTARD</b> 1471 Keller Parkway	<i>Commercial</i>	0.991	Site Plan for a 3,429 square-foot restaurant zoned TC.	Approved 12/4/12
<b>IRIS MEMORY CARE</b> 1137 Rufe Snow Drive	<i>Commercial</i>	3.23	Future Land Use Plan Amendment from MD-SF to O	Approved 12/4/12
<b>IRIS MEMORY CARE</b> 1137 Rufe Snow Drive	<i>Commercial</i>	3.23	Planned Development Zoning Change from SF-LD to PD-O	Approved 12/4/12
<b>STAGLIANO ADDITION, LOTS 1-14, BLOCK A</b> 955 South Main Street	<i>Commercial</i>	19.42	Preliminary Plat for 14 non-residential lots zoned C.	Approved 12/10/12
<b>MARSHALL RIDGE PHASE 2A NORTH</b> Ridge Point Parkway	<i>Residential</i>	5.043	Final Plat for lots 16-36 Block KK zoned PD-PH-6.5.	Approved 12/10/12
<b>SHOPS AT MARSHALL RIDGE</b> U.S. Hwy 377	<i>Commercial</i>	24.875	Final Plat for 24.875 acres zoned C	Approved 12/10/12

<b>Continued: Projects Approved – October through December 2012</b>				
<b>Project</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Description</b>	<b>Status</b>
<b>THE LAKES</b> 8800 Clay Hibbins	<i>Residential</i>	19.982	Final Plat for 24 residential lots zoned PD-SF-25.	Approved 12/10/12
<b>KELLER FAMILY LUBE</b> 1655 Keller Parkway	<i>Commercial</i>	2.837	Site Plan for a car wash totaling 13,127 square feet zoned R.	Approved 12/12/12
<b>KELLER POWER SPORTS</b> 1375 South Main Street	<i>Commercial</i>	2.298	Site Plan for a 13,750 square-foot motorcycle and ATV service and sales shop zoned C.	Approved 12/17/12
<b>THE SANCTUARY</b> 2384 Union Church Road	<i>Residential</i>	21.17	Future Land Use Plan Amendment from C to HD-SF.	Approved 12/18/12
<b>THE SANCTUARY</b> 2384 Union Church Road	<i>Residential</i>	21.17	Planned Development Zoning Change request from C to PD-SF-8.4.	Approved 12/18/12
<b>PRESERVE AT HIDDEN LAKES &amp; PINSON EST.</b> 2215 Graystone Court	<i>Residential</i>	0.937	Re-plat of Lot 52, Block C and Lot 2R, Block A zoned PD-SF-15.	Approved 12/18/12
<b>VILLAS OF STONE GLEN</b> 301 Bourland Road	<i>Residential</i>	16.25	Final Plat for Lot 5. Block B zoned O.	Approved 12/20/12

**Projects Denied/Withdrawn – October through December 2012**

<b>Project</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Description</b>	<b>Status</b>
<b>TRIPLE CROWN</b> 1510 Florence Road	<i>Residential</i>	1.99	Planned Development Zoning Change request from SF-LD to PD-SF-25.	Withdrawn 8/22/12
<b>LIFE CHURCH</b> 1075 Keller Parkway	<i>Commercial</i>	9.66	Specific Use Permit for a 36,800 square-foot church zoned TC.	Withdrawn 9/12/12
<b>ESTATES OF VOLTERRA</b> 8800 Clay Hibbins Road	<i>Residential</i>	19.98	Future Land Use Plan Amendment to change from SF-LD to HD-F.	Withdrawn 10/31/12
<b>ESTATES OF VOLTERRA</b> 8800 Clay Hibbins Road	<i>Residential</i>	19.98	Planned Development Zoning Change request from PD-SF-25 to PD-SF-12.	Withdrawn 10/31/12
<b>ESTATES OF VOLTERRA</b> 8800 Clay Hibbins Road	<i>Residential</i>	19.98	Preliminary Plat for 35 residential lots zoned PD-SF-12.	Withdrawn 10/31/12
<b>KELLER RETIREMENT RESIDENCE</b> 1745 Keller Parkway	<i>Commercial</i>	6.407	Planned Development Zoning Change for a 114,000 square-foot retirement home from R to PD-R.	Denied 11/6/12
<b>KELLER RETIREMENT RESIDENCE</b> 1745 Keller Parkway	<i>Commercial</i>	6.407	Preliminary Plat for 2 non-commercial lots zoned R.	Withdrawn 11/7/12
<b>KELLER RETIREMENT RESIDENCE</b> 1745 Keller Parkway	<i>Commercial</i>	6.407	Site Plan for a 114,000 square-foot retirement home zoned R.	Withdrawn 11/7/12

**Continued: Projects Denied/Withdrawn – October through December 2012**

<b>Project</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Description</b>	<b>Status</b>
<b>KELLER POND</b> 805 Keller Smithfield	<i>Residential</i>	14.17	Future Land Use Plan Amendment from LD-SF to PH.	Withdrawn 11/19/12
<b>KELLER POND</b> 805 Keller Smithfield	<i>Residential</i>	14.17	Planned Development Zoning Change for 48 residential lots from SF-LD to PH.	Withdrawn 11/19/12
<b>WALDON WOODS</b> 1400 Ottinger Road	<i>Residential</i>	37.41	Future Land Use Plan Amendment to change from SF-LD to MD-SF.	Denied 12/4/12
<b>WALDON WOODS</b> 1400 Ottinger Road	<i>Residential</i>	37.41	Planned Development Zoning Change request from SF-LD to PD-SF-15.	Denied 12/4/12

**New Development Application Summary- October through December 2012**

APPLICATION TYPE	OCTOBER THROUGH DECEMBER 2012		YEAR-TO-DATE FY12-FY13	
	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED
Zoning Change	5	\$2,086.00	5	\$2,086.00
Site Plan	3	\$950.00	3	\$950.00
Final Plat (Amended Plat, Replat)	10	\$4,740.00	10	\$4,740.00
Preliminary Plat	3	\$2,300.00	3	\$2,300.00
Specific Use Permit	4	\$590.00	4	\$590.00
Landscape/Screening Wall *	3	\$0.00	3	\$0.00
Appeal to the Tree Board	1	\$200.00	1	\$200.00
Future Land Use Plan Amendments	4	\$1,776.00	4	\$1,776.00
UDC Variance Requests	1	\$200.00	1	\$200.00
UDC Text Amendments**	3	\$0.00	3	\$0.00
<b>Totals</b>	<b>37</b>	<b>\$12,842.00</b>	<b>37</b>	<b>\$12,842.00</b>

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

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

Code Enforcement- October through December 2012

	2012- 2013 FISCAL		2011-2012 FISCAL	
	Q1 2013	YTD	Q1 2012	YTD
<b>Initial Inspections</b>	132	132	130	130
<b>Violations found</b>	116	116	112	112
<b>Unfounded</b>	16	16	21	21
<b>Notice of Violations</b>	183	183	166	166
<b>Reinspections</b>	343	343	262	262
<b>Abatements</b>	188	188	142	142
<b>City Mowed</b>	7	7	4	4
<b>Citations</b>	13	13	3	3
<b>Liens</b>	6	6	5	5
<b>Signs removed from ROW</b>	794	794	751	751