

Quarterly Development Report

January 2014 – March 2014



COMMUNITY DEVELOPMENT

Fiscal Year 2013-2014

Quarterly Development Report – January through March 2014

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Development Summary- January through March 2014

DEVELOPMENT ACTIVITY	January-March 2014		YEAR-TO-DATE FY13-14		YEAR-TO-DATE FY12-13		FY12-13-FY13-14 %CHANGE	
	ISSUED	CONSTRUCTION VALUE	ISSUED	CONSTRUCTION VALUE	ISSUED	CONSTRUCTION VALUE	ISSUED	CONSTRUCTION VALUE
DEVELOPMENT APPLICATIONS	60	N/A	107	N/A	73	N/A	47%	N/A
SINGLE FAMILY RESIDENTIAL PERMITS	75	\$6,055,344	143	\$21,850,050	119	\$34,019,012	20%	-36%
MULTI-FAMILY RESIDENTIAL PERMITS	20	\$16,359,870	20	\$16,359,870	0	\$0	100%	100%
COMMERCIAL / NON-RESIDENTIAL PERMITS	13	\$520,000	23	\$14,799,235	29	\$20,766,920	-21%	-29%
ADDITIONAL PERMITS*								
Swimming Pools	42	\$1,469,745						
Electrical / Mechanical / Plumbing	234							
Irrigations	65	\$207,250						
Fences	84	\$189,517						
Signs	56	\$92,885						
Accessory Building / Garage / Add-ons	40	\$892,495						
C/O Applications	22							
Miscellaneous*	32							

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

Certificates of Occupancy Permits Issued- January through March 2014

BUSINESS	DATE	ADDRESS	CLASSIFICATION	CONSTRUCTION
CONTACT	ISSUED	C/O TYPE	SQUARE FOOTAGE	VALUE
MEGA TAN FINISH OUT	1/2/2014	940 KELLER PKWY # 240	BUSINESS	\$86,700.00
Jon Paul Robinson		FINISH OUT	2,600	
ANNE'S PRETTY PUPS	1/2/2014	245 S MAIN ST	BUSINESS	N/A
Anne Johnson		NEW TENANT	276	
RED HOOK CREATIVITY GROUP, INC	1/6/2014	1103 KELLER PKWY # 202	BUSINESS	N/A
Dan Parker		NEW TENANT	1,050	
NEW DIRECTION HIGH SCHOOL	1/9/2014	250 COLLAGE AVE	EDUCATION	\$900,000.00
Hudson Huff		KITCHEN ADDITION	4,150	
DOMINION APARTMENTS	1/9/2014	1300 KELLER PKWY	RESIDENTIAL R-2	N/A
Susan Vollmering		CHANGE OF OWNERSHIP	277,364	
CAMINITO SCHOOL	1/9/2014	252 S ELM ST	EDUCATION	\$244,435.00
Maria Bruciaga		NEW CONSTRUCTION	5,896	
STARLA CENTER	1/16/2014	426 KELLER PKWY	BUSINESS	N?A
Stella Gola		NEW TENANT	1,500	

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BUSINESS	DATE	ADDRESS	CLASSIFICATION	CONSTRUCTION
CONTACT	ISSUED	C/O TYPE	SQUARE FOOTAGE	VALUE
HIDDEN LAKES COUNSELING	1/21/2014	1664 KELLER PKWY	BUSINESS	N/A
Lisa Elieson		NEW TENANT	973	
KATHY'S FLORAL & EVENT	1/21/2014	318 KELLER PKWY	BUSINESS	N/A
Grant Allen		CHANGE OF OWNERSHIP	1,200	
FIRST FINANCIAL BANK	1/31/2014	1491 KELLER PKWY	BUSINESS	\$1,500,000.00
Les Marioti		NEW CONSTRUCTION	4,998	
ADVANCED VEIN CARE	2/1/2014	1141 KELLER PKWY	BUSINESS	N/A
Philip Moore		NEW TENANT	2,000	
METROPLEX PIANO	2/3/2014	721 KELLER PKWY #110	MERCANTILE	N/A
Darren Speir		NEW TENANT	2,400	
ASIAN WOK	2/11/2014	841 N TARRANT PKWY #101	ASSEMBLY A-2	N/A
Ming Ding Lin		NEW TENANT	1,495	
THE GLASS GURU OF KELLER	2/13/2014	112 HILL ST	BUSINESS	N/A
Tod& Ana Besada		NEW TENANT	450	
ESSENTIALS BEAUTY LOFT	2/18/2014	206 N MAIN ST	BUSINESS	N/A
Liliana B Tortolero Venegas		NEW TENANT	500	

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BUSINESS	DATE	ADDRESS	CLASSIFICATION	CONSTRUCTION
CONTACT	ISSUED	C/O TYPE	SQUARE FOOTAGE	VALUE
ADOORING DESIGNS	2/21/2014	108 E HILL ST	BUSINESS/STORAGE	\$47,025.00
Larry McCaskey		ADDITION & ALTERATION	1,529	
FREDDYS FROZEN CUSTARD	2/27/2014	1471 KELLER PKWY	ASSEMBLY A-2	\$675,000.00
Scott Motsinger		NEW CONSTRUCTION	3,564	
ARBY'S	3/12/2014	1101 S MAIN ST	ASSEMBLY A-2	N/A
Hector Flores		CHANGE OF OWNERSHIP	2,895	
A BETTER CROSS FIT	3/14/2014	859 & 861 KELLER PKWY	BUSINESS	N/A
Sergio Tovar		NEW TENANT	4,042	
PICCOLINO SPANISH PRESCHOOL	3/20/2014	111 MINNIE ST	EDUCATION	N/A
Antonieta Llovera		NEW TENANT	1,800	
GARLETT CHIROPRACTIC	3/25/2014	777 BANDIT TRL STE B	BUSINESS	N/A
Gregory Garlett		NEW TENANT	1,071	
TOM THUMB FUEL CENTER	3/25/2014	1000 KELLER PKWY BLDG A	ASSEMBLY A-2	\$350,000.00
Irene Munoz		NEW CONSTRUCTION	714	

Commercial Building Permits Issued- January through March 2014

	<u>DATE</u>	<u>NAME</u> <u>ADDRESS</u>	<u>Construction Value</u> <u>Permit Type</u>	<u>Square Footage</u>	<u>Plan Review</u> <u>Fee</u>	<u>Permit Fees</u>
1	1/22/2014	SHOPS OF MARSHALL RIDGE 151 RIDGE POINT PKWY	\$475,000 NEW CONSTRUCTION	8,869	\$2,011	\$3,094
2	1/23/2014	HIDDEN LAKES OFFICES 8821 DAVIS BLVD STE 200	\$45,000 FINISH OUT	2,230	\$386	\$593
3	2/7/2014	SHANNON BREWERY 818 N MAIN ST	\$418,310 NEW CONSTRUCTION	5,973	\$1,807	\$2,780
4	2/19/2014	ABC 123 DENTAL 460 KELLER PKWY E	\$110,500 FINISH OUT	2,510	\$686	\$1,055
5	2/27/2014	HIDDEN LAKES OFFICE PARK 8821 DAVIS BLVD BLDG 3	\$260,400 NEW CONSTRUCTION	3,875	\$828	\$1,895
6	3/4/2014	PREMIER REHAB 816 KELLER PKWY BLDG B	\$130,000 FINISH OUT	3,100	\$755	\$1,162
7	3/7/2014	COMPASS MEDICAL 1081 CHISHOLM TR	\$500,000 NEW CONSTRUCTION	5,994	380 AGRMT	\$191

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8	3/7/2014	LEGACY STUDIO 251 TOWN CENTER LN #2105	\$9,865 INTERIOR REMODEL	1,625	\$118	\$181
9	3/11/2014	CHAMPION KICK 121 RUFÉ SNOW #119	\$9,000 FINISH OUT	1,000	\$109	\$167
10	3/17/2014	TWICE THE ICE 483 N MAIN ST BLDG A	\$30,000 NEW CONSTRUCTION	110	\$287	\$442
11	3/19/2014	RIDGEVIEW ELEMENTARY 1601 MARSHALL RIDGE PKWY	\$8,000 PLAYGROUND SHADE AWNINGS	300	\$100	\$153
12	3/25/2014	MT GILEAD BABPTIST CHURCH 860 KELLER SMITHFIELD RD	\$3,000 ADD PARTITION WALL	0	\$54	\$83
13	3/28/2014	A BETTER CROSSFIT 859-861 KELLER PKWY	\$2 DEMO WALL	4,042	\$50	\$50

January through March 2014 Totals:						
			\$1,999,077		\$7,191	\$11,846

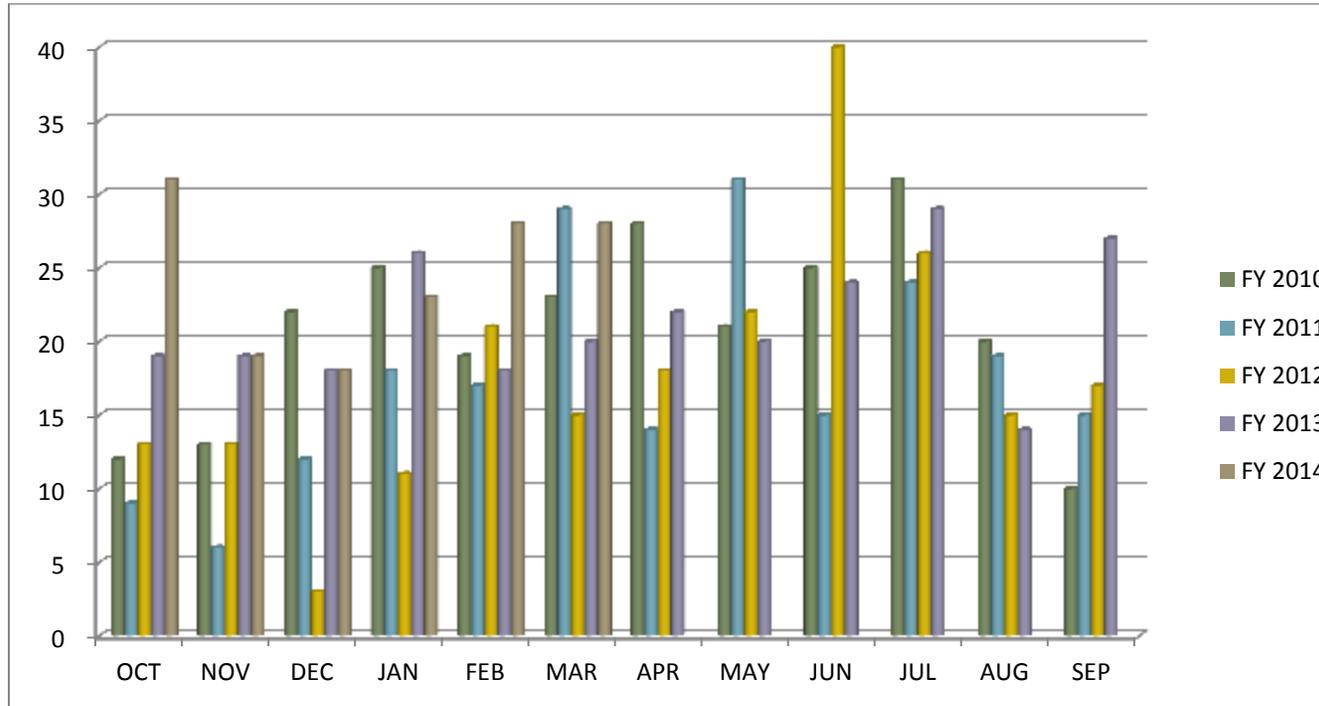
Permit Fees Collected- January through March 2014

TYPE OF PERMIT FEE	SINGLE FAMILY RESIDENTIAL		NON-RESIDENTIAL	
	Collected	Fee Amount	Collected	Fee Amount
Impact Fees				
Roadway Impact	76	\$173,461	20	\$275,748
Water Impact	78	\$63,749	32	\$175,614
Sewer Impact	76	\$64,600	29	\$190,477
Total Impact Fees:		\$301,810		\$641,839
Subcontractor Fees				
Electrical	17	\$850	10	\$6,440
Plumbing	145	\$7,250	19	\$6,880
Mechanical	56	\$54,780	6	\$6,245
Total Subcontractor Fees:		\$62,880		\$19,565
Building & Additional Fees				
Building Permit Fee	97	\$269,412	14	\$70,764
Plan Review Fee	4	\$550	15	\$14,075
Energy Fee	0		0	\$0
Park Fee	1	\$55,000	0	\$0
Opticom System Fee	0		0	\$0
Total Building & Additional Fees:		\$324,962		\$84,839
JANUARY THROUGH MARCH 2014 TOTAL FEES		\$689,652		\$746,243
TOTAL FEES PAID FY 2013-2014		\$1,156,604	\$1,447,068	

Single Family Residential Building Permits FY 2013-2014

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	31	\$8,032,208	0	10	14	4	0	10	4	8	6	3	0
NOVEMBER	19	\$4,572,842	0	7	8	4	0	7	4	3	4	1	0
DECEMBER	18	\$4,836,628	0	6	5	7	0	6	2	1	9	0	0
JANUARY	23	\$6,055,374	0	4	14	5	0	4	3	11	6	0	0
FEBRUARY	24	\$6,984,137	0	2	12	8	2	2	7	5	9	1	0
MARCH	28	\$8,810,569	0	1	20	5	2	2	2	9	10	5	0
APRIL													
MAY													
JUNE													
JULY													
AUGUST													
SEPTEMBER													
TOTAL	143	\$39,291,758	0	30	73	33	4	31	22	37	44	10	0

Single Family Residential Building Permits FY 2013-2014



Number of Residential Permits	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
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	29	14	27
FY 2014	31	19	18	23	24	28						

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Fiscal Year To Date	249	209	214	255	143
Total Fiscal Year	249	209	214	255	143

Single Family Residential Permits Issued- January through March 2014

NO	DATE	ADDRESS	LOT & BLK	SUBDIVISION	VALUE	SQ. FT.
1	1/2/2014	3029 PONDER PATH	8 A	CREEKVIEW ADDITION	\$227,760	3,504
2	1/3/2014	1724 HICKORY CHASE CIR	28 KK	MARSHALL RIDGE 2 A NORTH	\$227,045	3,493
3	1/6/2014	1528 BRADFORD GROVE TR	34 L	MARSHALL RIDGE	\$280,020	4,308
4	1/6/2014	1600 BRADFORD GROVE TR	33 L	MARSHALL RIDGE	\$292,955	4,507
5	1/6/2014	632 SILVER CHASE DR	17 N	MARSHALL RIDGE 5 D	\$283,400	4,360
6	1/8/2014	1733 ADALINA DR	6 B	ADALINA AT BLOOMFIELD	\$254,865	3,921
7	1/13/2014	1617 GOLDENROD LN	5 N	MARSHALL RIDGE	\$275,405	4,237
8	1/13/2014	1516 GOLDENROD LN	45 L	MARSHALL RIDGE	\$275,405	4,003
9	1/13/2014	1604 GOLDENROD LN	49 L	MARSHALL RIDGE	\$296,140	4,556
10	1/15/2014	416 TIMBERLINE DR	3 G	BOURLAND OAKS	\$301,665	4,641
11	1/15/2014	1509 FLORENCE RD	7R3 A	BLACKWOOD, SALLIE SUBD	\$352,820	5,428
12	1/16/2014	1725 HICKORY CHASE CIR	22 KK	MARSHALL RIDGE NORTH	\$257,725	3,965
13	1/16/2014	700 WINDY RIDGE DR	5 D	COBBLESTONE PARKS	\$347,425	5,345
14	1/17/2014	682 MEADOW CREEK DR	2 D	BRIDGEWOOD	\$364,195	5,603
15	1/17/2014	683 CLEAR BROOK DR	D	BRIDGEWOOD	\$295,750	4,550
16	1/21/2014	3012 PONDER PATH	1 B	CREEKVIEW ADDITION	\$212,355	3,267
17	1/24/2014	1328 BLUE RIDGE RD	9 E	PROVIDENCE GROVE	\$364,780	5,612
18	1/27/2014	105 AUDREY DR	9 A	ADALINA AT BLOOMFIELD	\$253,695	3,903
19	1/28/2014	780 APELDOORN LN	1 A	VILLAS OF STONE GLEN	\$114,788	2,410
20	1/28/2014	664 ROCK SPRINGS DR	4 C	BRIDGEWOOD	\$387,725	5,965
21	1/28/2014	773 APELDOORN LN	1 A	VILLAS OF STONE GLEN	\$136,942	2,990
22	1/28/2014	741 APELDOORN LN	1 A	VILLAS OF STONE GLEN	\$129,662	2,767
23	1/28/2014	781 APELDOORN LN	1 A	VILLAS OF STONE GLEN	\$122,852	2,638

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NO	DATE	ADDRESS	LOT & BLK	SUBDIVISION	VALUE	SQ. FT.
24	2/5/2014	649 HILL ST	2 CR	SILVER LAKE ADDITION	\$175,305	2,697
25	2/5/2014	1512 SPANISH BAY DR	10 D	SPYGLASS HILL ESTATES	\$356,915	5,491
26	2/5/2014	321 RAWHIDE PATH	16 H	NEWTON RANCH	\$252,850	3,890
27	2/5/2014	653 HILL ST	3 CR	SILVER LAKE ADDITION	\$202,735	3,119
28	2/10/2014	1700 HICKORY CHASE CIR	34 KK	MARSHALL RIDGE 2A NORTH	\$266,955	4,107
29	2/10/2014	1709 HICKORY CHASE CIR	18 KK	MARSHALL RIDGE 2A NORTH	\$227,045	3,493
30	2/14/2014	1800 MASON CT	9 A	CREEKWOOD AT HIDDEN LAKES	\$371,800	5,720
31	2/14/2014	679 CLEAR BROOK DR	8 D	BRIDGEWOOD	\$381,875	5,875
32	2/14/2014	653 MEADOW CREEK DR	10 C	BRIDGEWOOD	\$390,065	6,001
33	2/14/2014	1232 SPLIT ROCK DR	10 A	BRIDGEWOOD	\$390,000	6,000
34	2/18/2014	1508 BRADFORD GROVE TR	39 L	MARSHALL RIDGE PH 5B	\$242,970	3,738
35	2/18/2014	624 SILVER CHASE DR	19 N	MARSHALL RIDGE PH 5D	\$327,405	5,037
36	2/18/2014	1524 BRADFORD GROVE TR	35 L	MARSHALL RIDGE	\$301,405	4,637
37	2/18/2014	1705 HICKORY CHASE CIR	17 KK	MARSHALL RIDGE PH 2A NORTH	\$240,565	3,701
38	2/20/2014	1224 SPLIT ROCK DR	12 A	BRIDGEWOOD	\$387,205	5,957
39	2/20/2014	1301 BRIAR GROVE DR	16 E	PROVIDENCE GROVE	\$427,180	6,572
40	2/20/2014	2010 MARBLE PASS DR	2 A	PROVIDENCE GROVE	\$386,555	5,947
41	2/26/2014	1712 HICKORY CHASE CIR	32 KK	MARSHALL RIDGE PH 2A NORTH	\$244,790	3,766
42	2/26/2014	1520 BRADFORD GROVE TR	36 L	MARSHALL RIDGE PH 5B	\$270,725	4,165
43	2/27/2014	1604 BRADFORD GROVE TR	32 L	MARSHALL RIDGE 5B	\$209,170	3,218
44	2/27/2014	3013 PONDER PATH	4 A	CREEKVIEW ADDITION	\$260,845	4,013
45	2/27/2014	1516 BRADFORD GROVE TR	37 L	MARSHALL RIDGE PH 5B	\$233,870	3,598
46	2/27/2014	1513 GOLDENROD LN	13 N	MARSHALL RIDGE PH 5D	\$279,257	5,269

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NO	DATE	ADDRESS	LOT & BLK	SUBDIVISION	VALUE	SQ. FT.
47	2/28/2014	701 APELDOORN LN	1 A	VILLAS OF STONE GLEN	\$156,650	2,410
48	3/3/2014	1205 HIBISCUS DR	27 A	BRIDGEWOOD I	\$278,903	5,663
49	3/4/2014	2854 VOLTERRA WAY	3 A	VILLAS OF VOLTERRA	\$306,995	4,723
50	3/5/2014	2500 WILDWOOD WAY	1R1-1 1	ESCOTO ADDITION	\$476,060	7,324
51	3/5/2014	682 CLEAR BROOK DR	22 A	BRIDGEWOOD	\$321,894	5,961
52	3/5/2014	1609 GOLDENROD LN	7 N	MARSHALL RIDGE	\$259,935	3,999
53	3/5/2014	1504 BRADFORD GROVE TR	40 L	MARSHALL RIDGE	\$270,010	4,154
54	3/5/2014	1628 GOLDENROD LN	55 L	MARSHALL RIDGE	\$305,240	4,696
55	3/6/2014	2016 SADDLEBACK PASS RD	6 B	PROVIDENCE GROVE	\$324,220	4,988
56	3/6/2014	401 WINHALL WAY	21 A	WOODFORD ADDITION	\$301,080	4,632
57	3/11/2014	3017 PONDER PATH	5 A	CREEKVIEW ADDITION	\$215,800	3,320
58	3/12/2014	1713 HICKORY CHASE CIR	19 KK	MARSHALL RIDGE PH 2A NORTH	\$269,945	3,364
59	3/13/2014	328 REATA RD	23 D	NEWTON RANCH IIC	\$282,165	4,341
60	3/14/2014	324 REATA RD	22 D	NEWTON RANCH	\$312,715	4,811
61	3/17/2014	436 MONARCH HILL CT	8 G	MARSHALL RIDGE SOUTH	\$259,935	3,999
62	3/21/2014	674 CLEAR BROOK DR	20 A	BRIDGEWOOD	\$396,565	6,101
63	3/21/2014	3021 TRINITY LN	13 B	CREEKVIEW ADDITION	\$187,850	2,890
64	3/24/2014	1344 BLUE RIDGE RD	5 E	PROVIDENCE GROVE	\$371,085	5,709
65	3/24/2014	575 HIDDEN MEADOW DR	13 C	SANCTUARY	\$500,000	4,875
66	3/24/2014	1074 WOODFORD DR	7 B	WOODFORD ADDITION	\$255,605	4,603
67	3/25/2014	421 WINHALL WAY	26 A	WOODFORD ADDITION	\$298,935	4,599
68	3/25/2014	721 HILL ST	9 CR	SILVER LAKE ADDITION	\$199,976	3,239
69	3/25/2014	341 PARKVIEW LN	9 A	CENTRAL PARK	\$401,511	5,819
70	3/26/2014	600 SILVER CHASE DR	25 N	MARSHALL RIDGE PH 5D	\$260,195	4,003
71	3/26/2014	1613 EMERALD KNOLL CT	4 H	MARSHALL RIDGE SOUTH	\$337,155	5,187

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NO	DATE	ADDRESS	LOT & BLK	SUBDIVISION	VALUE	SQ. FT.
72	3/26/2014	1608 GOLDENROD LN	50 L	MARSHALL RIDGE	\$305,240	4,696
73	3/27/2014	519 HIDDEN MEADOW DR	23 C	SANCTUARY	\$448,964	3,752
74	3/27/2014	516 HIDDEN MEADOW DR	3 B	SANCTUARY	\$439,967	3,570
75	3/31/2014	2853 VOLTERRA WAY	2 B	VILLAS OF VOLTERRA	\$222,625	3,425

	Value	Square Footage
JANUARY THROUGH MARCH TOTALS	\$21,850,080	332,837
JANUARY THROUGH MARCH AVERAGES	\$289,550	4,438
FY 13-14 AVG SF CONSTRUCTION COST	\$273,023	
FY 13-14 AVG SF SQUARE FOOTAGE		4,254

Inventory of Available Residential Lots- January through March 2014

NAME	TOTAL DEVELOPED	ABSORBED			AVAILABLE
		THIS QUARTER	Fiscal YTD 2014	TOTAL ABSORBED	
Adalina @ Bloomfield	30	2	3	27	3
Asheville Estates	33	0	0	28	5
Bear Creek Estates	138	0	0	131	7
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	2	58	5
Bridgewood	51	7	17	19	32
Calais Estates	15	0	0	14	1
Central Park I	18	1	1	11	7
Chapelwood Estates II	13	0	0	10	3
Cobblestone Parks	31	1	2	27	2
Creekview	107	5	14	25	82
Creekwood @ Hidden Lakes Phase I	76	0	0	69	7
Creekwood @ Hidden Lakes Phase II	36	1	1	26	8
Estates of Lyndhurst	75	0	3	64	17
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
Keller Town Center Addn - Uptown	48	0	3	39	9
Manors @ Waterford, The	69	0	2	48	17

Continued: Inventory of Available Residential Lots- January through March 2014

NAME	TOTAL DEVELOPED	ABSORBED			AVAILABLE
		THIS QUARTER	Fiscal YTD 2014	TOTAL ABSORBED	
Marshall Point Estates	84	0	0	80	4
Marshall Ridge Ph I South	47	3	3	47	0
Marshall Ridge Ph 4A & 4C	72	5	5	69	3
Marshall Ridge 5A & 5B	50	5	8	49	0
Marshall Ridge 2A N	19	10	13	13	8
Marshall Ridge 5D & 6D	88	4	4	4	84
Mount Gilead Ranch	44	0	0	41	3
Newton Ranch, Phase I	83	0	0	80	3
Newton Ranch IIA	28	1	1	22	6
Newton Ranch IIB	30	0	0	20	10
Newton Ranch IIC	25	2	2	15	10
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	8	19
Providence Grove	55	5	10	48	7
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	1	21	2
Saddlebrook Estates Phase III	76	0	0	70	6
Sanctuary	55	3	3	3	52
Sendero Estates Addition	8	0	0	7	1
Serene Villas of Keller	41	0	0	36	5

Continued: Inventory of Available Residential Lots- January through March 2014

NAME	TOTAL DEVELOPED	ABSORBED			AVAILABLE
		THIS QUARTER	Fiscal YTD 2014	TOTAL ABSORBED	
Shady Hollow Estates	13	0	0	10	3
Silver Lake Addition	78	3	6	74	4
Southern Hills	29	0	0	23	6
Spyglass Hill Estates	27	1	1	19	8
Tuscany Keller	43	0	1	24	19
Villas at Town Center	67	0	0	61	6
Villas of Stone Glen	95	5	17	43	52
Villas of Volterra Phase II	12	1	1	6	6
Villas of Volterra Phase IIA	10	1	1	2	8
Wellsgate Terrace	10	0	0	1	9
Westpark Addition Phase III	34	0	0	18	16
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
Woodford Ph. I	49	3	8	9	40
Woodlands @ Hidden Lakes Phase IV	13	0	1	13	0

January through March 2014 Activity Report

Projects Approved – January through March 2014				
Project	Land Use	Acreage	Description	Status
151 Ridge Point Pkwy Replat 151 Ridge Point Pkwy	<i>Commercial</i>	1.142	Final Plat of Lot 2R Block B and Lot 1R Block B zoned C in the Highway 377 Overlay.	Approved 01/06/2014
Keller Self Storage - U-Haul 432 N Main St	<i>Commercial</i>	1.99	Specific Use Permit to operate a U-Haul rental business.	Approved 01/07/2014
Silverleaf Phase II 77 Wilson	<i>Residential</i>	13.62	Final Plat for 27 residential lots zoned PD-SF-15.	Approved 01/07/2014
Lakes Addition 8800 Clay Hibbins Rd	<i>Residential</i>	19.99	Final Plat for 33 residential and 9 open space lots zoned PD-SF-25, PD-SF-20, and PD-SF-12.	Approved 01/13/2014
Ray Griffith Addn. L 3R Blk 1 1238 Ottinger Rd	<i>Residential</i>	2.928	Final Plat for Lot 3R Block 1 zoned SF-LD.	Approved 01/13/2014
Allstate Insurance 1665 Keller Pkwy	<i>Commercial</i>	0.802	Site Plan for a 4,135 square-foot office building.	Approved 01/17/2014
Philips Addition 8900 Indian Knoll Trail	<i>Residential</i>	5.437	Final Plat for Lot 1 Block A zoned SF-LD.	Approved 01/27/2014
Scooter's Coffee 1540 Keller Pkwy	<i>Commercial</i>	6.92	Site Plan for a new 386 square-foot drive-thru coffee stand.	Approved 01/28/2014

Continued: Projects Approved – January through March 2014

Project	Land Use	Acreage	Description	Status
Manors of Shady Hill 898, 896, 894, 890 Randol Mill	<i>Residential</i>	2.99	Final Plat of 4 residential lots zoned SF-LD.	Approved 01/29/2014
Riverdance Phase I 321 S Elm St	<i>Residential</i>	5.98	Final Plat for 24 residential and 4 commercial lots zoned PD-PH and PD-C.	Approved 02/04/2014
Marshal Ridge PD Amendment	<i>Residential</i>	32.22	PD Amendment to increase minimum dwelling unit size to 3,000 square feet.	Approved 02/04/2014
Manors at Waterford PH III Lot 15R BIKD 1619 Lismore Ct	<i>Residential</i>	1.81	Final Plat of Lot 15R Block D zoned SF-LD.	Approved 02/05/2014
Colvin Addition 8415 Shady Grove	<i>Residential</i>	2	Final Plat for Lots 1 & 2 Block A zoned SF-LD.	Approved 02/10/2014
UDC Text Amendment Town Center Masonry Columns	<i>N/A</i>	<i>N/A</i>	Amendment of the Unified Development Code text regarding standards for brick columns and landscaping within Town Center.	Approved 02/18/2014
Pecan Park SP Amendment 350 Rufe Snow Dr	<i>Residential</i>	1.67	Site Plan Amendment for a 10,170 square-foot office development containing two buildings.	Approved 02/18/2014
Keller PD & Jail Expansion 330 Rufe Snow Dr	<i>Institutional</i>	6.78	Site Plan Amendment for the Keller Animal Shelter and Police Expansion, a 14,990 square-foot building expansion.	Approved 02/18/2014
Cielo Addition - Private Street Conversion 2100 N Pearson Ln	<i>Residential</i>	9.80	Specific Use Permit to convert an existing public street into a private and gated street.	Approved 02/18/2014

Continued: Projects Approved – January through March 2014

Project	Land Use	Acreage	Description	Status
OTK Lot 2R Block 4 208 S Main St	<i>Commercial</i>	0.05	Final Plat of Lot 2R Block 4 zoned R with the Old Town Keller Overlay.	Approved 02/21/2014
OTK Lot 3R Block 4 208 S Main St	<i>Commercial</i>	0.41	Final Plat of Lot 3R Block 4 zoned R with the Old Town Keller Overlay.	Approved 02/21/2014
Walker Addition Lot 22 23 Marvin Dr	<i>Residential</i>	0.99	Final Plat for Lot 22 Block 1 zoned SF-LD.	Approved 02/24/2014
Wyndham Village 1770 Rufe Snow Dr	<i>Commercial</i>	0.89	Final Plat for Lots 22R and 23R. Block A zoned PD-R.	Approved 02/27/2014
Forest View Estates 617 Forest View Ct	<i>Residential</i>	7.64	Specific Use Permit to convert an existing public street into a private and gated street.	Approved 03/04/2014
7-Eleven 1975 Keller Parkway	<i>Commercial</i>	1.17	Specific Use Permit to allow outside storage and display of merchandise.	Approved 03/04/2014
7-Eleven 1500 Keller Parkway	<i>Commercial</i>	1.09	PD amendment to allow outside storage and display of merchandise.	Approved 03/04/2014
7-Eleven 2021 S Main St.	<i>Commercial</i>	1.29	Specific Use Permit to allow outside storage and display of merchandise.	Approved 03/04/2014
Fire Admin Building PD Zoning Change 110 W Vine St	<i>Institutional</i>	0.13	Zoning change from R-OTK to PD-R-OTK to allow restaurant use only.	Approved 03/04/2014

Continued: Projects Approved – January through March 2014

Project	Land Use	Acreage	Description	Status
Riverdance (Detention Waiver) 321 S Elm St	<i>Residential</i>	5.98	UDC Variance request to waive the detention requirements of Section 5.17 of the UDC.	Approved 03/04/2014
Riverdance 321 S Elm St	<i>Residential</i>	5.98	Preliminary Plat for 74 residential lots, 9 open space lots, and 1 commercial lot zoned PD-SF-8.4, PD-PH, and PD-C	Approved 03/04/2014
Keller Crossing PD Amendment (Scooter's) 1540 Keller Pkwy	<i>Commercial</i>	6.92	PD Amendment to allow for a lot less than 33,000 square feet as allowed by the UDC.	Approved 03/18/2014
Bel Canto Cottages 1400 Wilson Lane	<i>Residential</i>	30.52	Amend the Future Land Use Plan/Map for 30.25 acres located on the west side of Keller Smithfield Rd North of Tarrant PKWY from MD-SF to HD-SF.	Approved 03/18/2014
Creekview Phase III 8780 Davis Blvd	<i>Residential</i>	3.92	Final Plat of Lot 1 and the remainder of Lot 2 Block A zoned PD-PH.	Approved 03/24/2014
Melody Lane Estates 1410 Melody Lane	<i>Residential</i>	9.87	Final Plat of Lots 1-4 Block A zoned SF-LD.	Approved 03/28/2014

Projects Withdrawn or Denied – January through March 2014

Project	Land Use	Acreage	Description	Status
Bel Canto Cottages Zoning Change	<i>Residential</i>	30.52	Zoning change from SF-LD to PD-PH.	Denied 03/04/2014
Blackwood Hills Zoning Change	Residential	59.56	Zoning change from SF-LD to PD-SF-15.	Withdrawn 02/26/2014
Blackwood Hills Future Land Use	Residential	59.56	Future Land Use Plan/Map change from LD-SF to HD-SF	Withdrawn 02/26/2014
Discount Banners and Signs	<i>Commercial</i>	1.46	UDC Variance request to exceed the maximum allowed 25% temporary window signage permitted by the UDC.	Denied 03/18/2014
Gibson Ranch Zoning Change	Residential	49.54	Zoning change from SF-LD and C to PD-SF 10 and R.	Withdrawn 03/25/2014
Gibson Ranch Future Land Use	Residential	49.54	Future Land Use Plan/Map change from LD-SF, R, and C to HD-SF and R	Withdrawn 03/25/2014

New Development Application Summary- January through March 2014

APPLICATION TYPE	JANUARY THROUGH MARCH 2014		YEAR-TO-DATE FY13-14	
	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED
Zoning Change	2	\$1,680.00	8	\$5,430.00
Site Plan	9	\$2,630.00	16	\$4,110.90
Final Plat (Amended Plat, Replat)	11	\$4,180.00	23	\$7,401.80
Preliminary Plat	1	\$860.00	4	\$4,320.00
Specific Use Permit	6	\$1,736.40	15	\$4,106.40
Landscape/Screening Wall *	3	\$0.00	4	\$0.00
Appeal to the Tree Board	0	\$0.00	0	\$0.00
Future Land Use Plan Amendments	1	\$1,100.00	4	\$3,260.00
UDC Variance Requests	2	\$400.00	8	\$1,500.00
UDC Text Amendments**	0	\$0.00	2	\$0.00
Totals	35	\$12,586.40	84	\$30,129.10

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

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

Code Enforcement- January through March 2014

	2013-2014 FISCAL		2012-2013 FISCAL	
	Q2 2014	YTD	Q2 2013	YTD
Initial Inspections	96	198	140	218
Violations found	80	152	126	197
Unfounded	29	59	14	21
Notice of Violations	148	248	178	318
Reinspections	321	600	402	608
Abatements	141	239	100	285
City Mowed	0	12	0	7
Citations	14	21	32	34
Liens	1	24	1	7
Signs removed from ROW	191	823	290	938