

Quarterly Development Report

January 2016 – March 2016



Fiscal Year 2015-2016

Quarterly Development Report – January through March 2016

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Certificates of Occupancy Permits Issued- January through March 2016

BUSINESS	DATE	ADDRESS	CLASSIFICATION	CONSTRUCTION
CONTACT	ISSUED	C/O TYPE	SQUARE FOOTAGE	VALUE
MS MARKETING	1/8/2016	310 N MAIN ST #E	BUSINESS	N/A
MELISSA ORTEGA		NEW TENANT	1,000	
OLD WEST BARBER SHOP	1/21/2016	310 N MAIN ST #B	BUSINESS	N/A
BRETT NIELSEN		NEW OWNER	1,125	
BARK N LOUNGE	2/2/2016	798 KELLER PKWY	BUSINESS	N/A
STEVEN PHILIPS		NEW OWNER	3,450	
SILK ROAD OIL	2/2/2016	1854 KELLER PKWY #B	BUSINESS	N/A
IBRAHIM MUSAEV		NEW TENANT	1,974	
KELLER GLASS & MIRROR	2/5/2016	605 KELLER PKWY	BUSINESS	N/A
ROY EON		NEW OWNER	2,600	
SUGARNSPICE ALL OF YOU ARE NICE	2/9/2016	310 N MAIN ST #C	BUSINESS	N/A
CARY LINZY		NEW TENANT	2,070	
DRUNKEN DONKEY	2/9/2016	1821 S MAIN ST	ASSEMBLY A-2	\$30,000.00
1821 S MAIN ST		NEW OWNER	1,888	

Continued: Certificates of Occupancy Permits Issued- January through March 2016

BUSINESS	DATE	ADDRESS	CLASSIFICATION	CONSTRUCTION
CONTACT	ISSUED	C/O TYPE	SQUARE FOOTAGE	VALUE
THE LOCAL WATERING HOLE	2/16/2016	1632 KELLER PKWY #100	ASSEMBLY GROUP A-2	N/A
GEORGE HADDAD		NAME CHANGE	3,500	
KELLER MEDICAL CENTER	2/24/2016	620 S MAIN ST #240	BUSINESS	\$940,000.00
JOHN BENNETT		FINISH OUT	9,400	
DFW APPLIANCE SERVICES	2/29/2016	1103 KELLER PKWY #105	BUSINESS	N/A
DEDRA HILDERBRAND		NEW TENANT	900	
STEWARDINGLIFE WELLNESS	3/1/2016	245 S MAIN ST	BUSINESS	N/A
JACOB DUNCAN		NEW TENANT	400	
THINK CRE8TIVE	3/3/2016	1665 KELLER PKWY #400	BUSINESS	N/A
CHRIS WIELINSKI		NEW TENANT	1,051	
A BETTER DEAL HEATING & AIR	3/7/2016	230 N MAIN ST	BUSINESS	N/A
ANDREW JONES		NEW TENANT	1,100	
AARCHER	3/8/2016	200 RUFÉ SNOW DR #201-204	BUSINESS	N/A
THELESE DEHAAS		NEW TENANT	940	

Continued: Certificates of Occupancy Permits Issued- January through March 2016

BUSINESS	DATE	ADDRESS	CLASSIFICATION	CONSTRUCTION
CONTACT	ISSUED	C/O TYPE	SQUARE FOOTAGE	VALUE
THE GRIFFIN FIRM	3/11/2016	1141 KELLER PKWY #S	BUSINESS	N/A
WADE GRIFFIN JR		NEW TENANT	2,122	
TACUSA	3/30/2016	761 KELLER PKWY #107	BUSINESS	N/A
ALEX MELENDEZ		NEW TENANT	1,400	

Commercial Building Permits Issued- January through March 2016

	<u>DATE</u>	<u>NAME</u> <u>ADDRESS</u>	<u>Construction Value</u> <u>Permit Type</u>	<u>Square Footage</u>	<u>Plan Review Fees</u>	<u>Permit Fees</u>
1	1/20/2016	DRUNKEN DONKEY 1821 S MAIN	\$30,000 PERGOLA	1,888	\$287	\$442
2	1/22/2016	BEAR CREEK PARK 400 BEAR CREEK PKWY	\$1,745,410 RENOVATIONS	N/A	N/A	N/A
3	2/2/2016	BILL DODGE OFFICE COMPLEX 420 JOHNSON RD #200	\$600,000 NEW CONSTRUCTION	5,400	\$2,411	\$3,709
4	2/2/2016	ENTERPRISE RENT-A-CAR 830 KELLER PKWY	\$44,850 INTERIOR REMODEL	3,200	\$386	\$593
5	2/4/2016	INDIAN SPRINGS MIDDLE SCHOOL 305 BURSEY RD	\$409,240 RENOVATION	N/A	N/A	N/A
6	3/1/2016	WHITE BOX 1211 S MAIN ST	\$20,000 WHITE BOX	6,104	\$209	\$321
7	3/21/2016	BATTLEGROUND FITNESS 300 N MAIN	\$42,900 FINISH OUT	5,133	\$372	\$573

Cont'd: Commercial Building Permits Issued- January through March 2016

	<u>DATE</u>	<u>NAME</u> <u>ADDRESS</u>	<u>Construction Value</u> <u>Permit Type</u>	<u>Square Footage</u>	<u>Plan Review Fees</u>	<u>Permit Fees</u>
8	3/22/2016	ADVANCE AUTO 459 KELLER PKWY	\$1,065,000 NEW CONSTRUCTION	6,889	\$3,800	\$5,846
9	3/30/2016	TX OFFICE SUITES 807 BLUEBONNET DR #D	\$6,500 NEW BATHROOM	64	\$91	\$139
10	3/31/2016	SEVEN MILE CAFÉ 110 W VINE ST	\$53,000 INTERIOR REMODEL	5,100	\$2,195	\$3,376

January through March 2016 Totals:			\$4,016,900		\$11,659	\$14,999
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Permit Fees Collected- January through March 2016

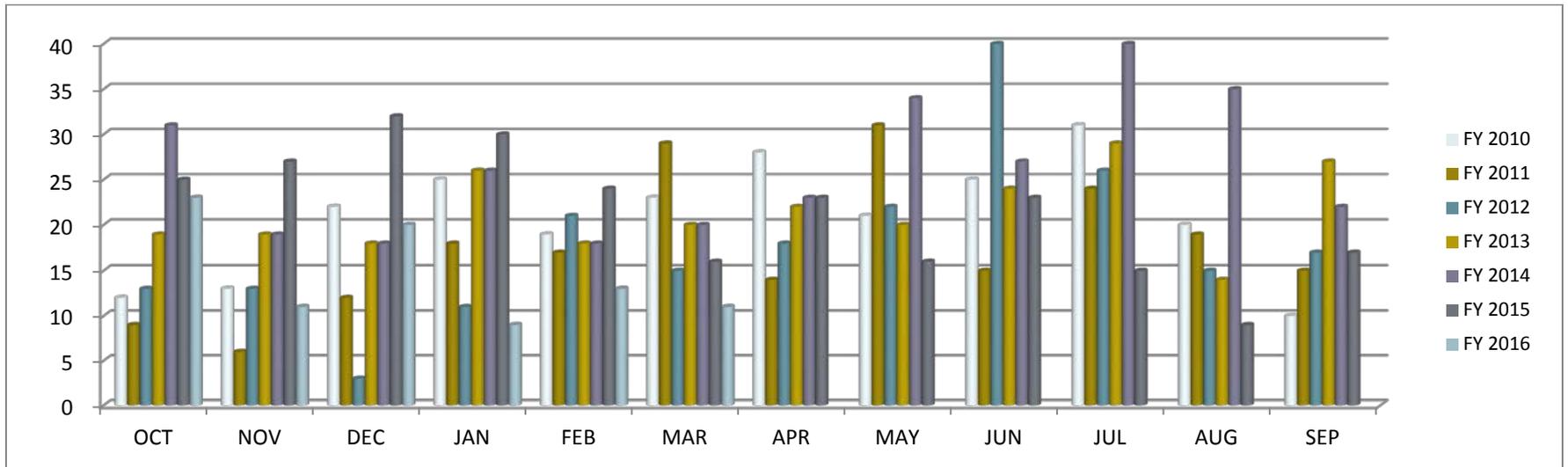
TYPE OF PERMIT FEE	SINGLE FAMILY RESIDENTIAL		NON-RESIDENTIAL	
	Collected	Fee Amount	Collected	Fee Amount
Impact Fees				
Roadway Impact	\$27	\$70,814	\$0	\$0
Water Impact	\$33	\$43,570	\$0	\$0
Sewer Impact	\$44	\$45,716	\$0	\$0
Total Impact Fees:		\$160,100		\$0
Subcontractor Fees				
Electrical	\$23	\$1,150	\$7	\$1,145
Plumbing	\$217	\$10,850	\$7	\$1,145
Mechanical	\$55	\$2,750	\$6	\$940
Total Subcontractor Fees:		\$14,750		\$3,230
Building & Additional Fees				
Building Permit Fee	\$51	\$500,963	\$9	\$15,000
Plan Review Fee	\$6	\$600	\$10	\$9,303
Energy Fee	\$0	\$0	\$0	\$0
Park Fee	\$1	\$1,167	\$0	\$0
Opticom System Fee	\$0	\$0	\$0	\$0
Total Building & Additional Fees:		\$502,730		\$24,303
JANUARY THROUGH MARCH 2016 TOTAL FEES		\$677,580		\$27,533
TOTAL FEES PAID FY 2015-2016		\$1,125,512	\$311,573	

Single Family Residential Building Permits FY 2015-2016

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	23	\$7,231,579	0	1	11	5	6	1	7	1	8	0	4
NOVEMBER	11	\$3,978,880	0	0	4	3	4	0	0	2	4	5	0
DECEMBER	20	\$7,036,724	0	0	14	3	3	0	1	5	7	7	0
JANUARY	9	\$3,508,468	0	1	3	3	2	1	1	0	4	1	2
FEBRUARY	13	\$4,973,808	0	0	7	3	3	0	2	2	4	3	2
MARCH	11	\$3,824,431	0	1	8	0	2	1	6	1	0	2	1
APRIL													
MAY													
JUNE													
JULY													
AUGUST													
SEPTEMBER													
TOTAL	87	\$29,814,775	0	3	46	17	17	3	17	11	27	18	9

	Value	Square Footage
JANUARY THROUGH MARCH TOTALS	\$12,641,327	169,465
JANUARY THROUGH MARCH AVERAGES	\$371,804	4,984
FY 15-16 AVG SF CONSTRUCTION COST	\$359,169	
FY 15-16 AVG SF SQUARE FOOTAGE		4,956

Single Family Residential Building Permits FY 2010-2016



	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Fiscal Year To Date	249	209	214	255	324	257	87
Total Fiscal Year	249	209	214	255	324	257	87

January through March 2016 Activity Report

Projects Approved – January through March 2016				
Project	Land Use	Acreage	Description	Status
Pabich Addition 2080 Ottinger Rd	<i>Residential</i>	0.63	Minor Sub Plat on Lot 1, Block A	Approved 01/07/2016
Crosstimbers Addition 1952 Winter Dr	<i>Residential</i>	4.13	Replat of Lots 13 & 14 into Lot 14R1, Block 2	Approved 01/11/2016
Sams Club 201 Golden Triangle Blvd	<i>Commercial</i>	12.25	Final Plat on Lot 1, Block A	Approved 01/11/2016
Legends Car Wash 788 Keller Pkwy	<i>Commercial</i>	3.57	Site Plan to add a 5,178-sq foot building for the Legends Car Wash	Approved 01/13/2016
Drunken Donkey 1821 S Main St	<i>Commercial</i>	N/A	Site Plan to add the arbor for the Drunken Donkey	Approved 01/14/2016
508 Holly Ct Variance	<i>Residential</i>	0.83	Variance request to allow a front entry garage	Approved 01/19/2016
Sams Club 201 Golden Triangle Blvd	<i>Commercial</i>	12.25	PD Amendment for Sams Club Located on 12.25-acres	Approved 01/19/2016
Sams Club 201 Golden Triangle Blvd	<i>Commercial</i>	12.25	Site Plan for Sams Club Located on 12.25-acres	Approved 01/19/2016

Continued: January through March 2016 Activity Report

Continued: Projects Approved – January through March 2016				
Project	Land Use	Acreage	Description	Status
Life Covenant Church 1075 Keller Pkwy	<i>Non-Residential</i>	N/A	Landscape screening wall	Approved 01/22/2016
Kroger Marketplace 1025 Keller Pkwy	<i>Commercial</i>	16.7	Preliminary Site Evaluation for Kroger Marketplace, Lots 1 & 2, Block A, located on 16.7-acres of land	Approved 01/25/2016
Dr. Ali Office Building 302 Keller Pkwy	<i>Commercial</i>	0.52	Variance requests in regards to buffer yards, parking lot island, enclosed trash dumpster, and trees	Approved 02/02/2016
Dr. Ali Office Building 302 Keller Pkwy	<i>Commercial</i>	0.52	Site Plan for Dr. Ali Office building	Approved 02/02/2016
Kroger Marketplace 1025 Keller Pkwy	<i>Commercial</i>	16.7	Site Plan for Kroger Marketplace, Lots 1 & 2, Block A, located on 16.7-acres of land.	Approved 02/02/2016
Burger King Site Plan 751 Keller Pkwy	<i>Commercial</i>	N/A	Site Plan for Burger King – renovation of old Popeye’s	Approved 02/09/2016
Keller United Methodist Church 1025 Johnson Rd	<i>Non-Residential</i>	N/A	Variance request to allow less buffer trees and the trees at a greater separation	Approved 02/16/2016
A Better Deal SUP 230 N Main St	<i>Commercial</i>	0.24	Specific Use permit to allow an office use in OTK	Approved 02/16/2016
Gean Estates Ph 2A 740 Bancroft Rd	<i>Residential</i>	24.86	Final Plat for 26 lots and 1 open space lot located on 24.86-acres of land	Approved 02/22/2016

Continued: January through March 2016 Activity Report

Continued: Projects Approved – January through March 2016				
Project	Land Use	Acreage	Description	Status
Aspen Oaks Replat 1150 Randol Mill Rd	<i>Residential</i>	3.87	Replat of 2 lots, located on 3.87-acres of land	Approved 02/22/2016
Lot 5 Keller Town Center Plat 1301 Keller Pkwy	<i>Commercial</i>	1.70	Variance request to allow the single-story building façade height ranging from 23 to 29 feet	Approved 03/01/2016
Lot 5 Keller Town Center Site Plan 1301 Keller Pkwy	<i>Commercial</i>	1.70	Specific Use Permit to allow the single-story height	Approved 03/01/2016
Lot 5 Keller Town Center SUP 1301 Keller Pkwy	<i>Commercial</i>	1.70	Site Plan of Lot 5, Block A located on 1.70-acres of land	Approved 03/01/2016
Lot 5 Keller Town Center UDC 1301 Keller Pkwy	<i>Commercial</i>	1.70	Final plat of Lot 5, Block A located on 1.70-acres of land	Approved 03/01/2016
STOR Keller PD 790 Keller Pkwy	<i>Commercial</i>	N/A	Planned Development Zoning change to allow a self-storage building.	Approved 03/01/2016
Timber Knoll Estates 2330 Fawkes Ln	<i>Residential</i>	0.81	Final Plat of Lot 12, Block 1 on .81-acres of land	Approved 03/14/2016
Kroger Marketplace 1025 Keller Pkwy	<i>Commercial</i>	16.7	Final Plat for Kroger Marketplace, Lots 1 & 2, Block A, located on 16.7-acres of land	Approved 03/14/2016
Keller Power Sports SUP 1375 S Main St	<i>Commercial</i>	0.91	Specific Use Permit Amendment to allow an expansion with a 4,200 square-foot addition	Approved 03/15/2016

Continued: January through March 2016 Activity Report

Continued: Projects Approved – January through March 2016				
Project	Land Use	Acreage	Description	Status
Cube Smart Planned Development 8796 Davis Blvd	<i>Commercial</i>	0.73	Planned Development Zoning change to allow a self-storage building	Approved 03/15/2016
Gean Estates Ph I LSW 740 Bancroft Rd	<i>Residential</i>	N/A	Landscape Screening Wall	Approved 03/16/2016
Bella Ridge Subdivision PSE	<i>Residential</i>	16.82	Preliminary Site Evaluation located on 16.82-acres with 12 residential lots, 1 church and 4 open spaces	Approved 03/28/2016
Legends Keller Addition PSE 788 Keller Pkwy	<i>Commercial</i>	39.20	Preliminary Site Evaluation of Legends Keller Addition, located on 39.2-acres of land.	Approved 03/28/2016
Legends Car Wash Plat 788 Keller Pkwy	<i>Commercial</i>	3.57	Minor Plat of Legends Car Wash on 3.57-acres of land	Approved 03/28/2016
Bowden Event Center Plat 1745 Keller Pkwy	<i>Commercial</i>	10.97	Final Plat of Lots 1-3, Block A of the Bowden Event Center Plat on 10.97-acres of land	Approved 03/28/2016
Cobblestone Parks Replat 910 Cobblestone Parks Dr	<i>Residential</i>	0.35	Replat of Lot 3R, Block C on .35-acres of land	Approved 03/28/2016
Walker Addition Plat 2316 Brenda Ln	<i>Residential</i>	0.43	Final Plat of Lot 29, Block A	Approved 03/28/2016
SCI Funeral Home Site Plan 220 Keller Pkwy	<i>Commercial</i>	2.06	Site Plan of Lot 1, Block A	Approved 03/30/2016
Walker Addition Plat 2325 Brenda Ln	<i>Residential</i>	.37	Final Plat of Lot 36, Block 1	Approved 03/31/2016

Continued: January through March 2016 Activity Report

Projects Withdrawn or Denied – January through March 2016				
Project	Land Use	Acreage	Description	Status
Duffs Jewelry Sign Variance 136 N Main St	<i>Commercial</i>	N/A	Variance request to allow a larger sign	Denied 01/14/2016
El Pollo Loco SUP 951 Keller Pkwy	<i>Commercial</i>	0.86	Specific Use Permit to allow a Drive-thru facility	Denied 01/21/2016
Self-Storage Facility SUP 8830 Davis Blvd	<i>Commercial</i>	1.60	Specific Use permit to allow a Self-storage facility	Denied 01/21/2016
Self-Storage Facility SUP 8830 Davis Blvd	<i>Commercial</i>	1.60	Specific Use permit to allow a Self-storage facility	Denied 03/01/2016
The Tiki Hut SUP 1580 Keller Pkwy	<i>Commercial</i>	N/A	Specific Use permit to allow a free standing snow cone stand	Denied 03/01/2016
Pabich Addition Plat 2080 Ottinger Rd	<i>Residential</i>	0.63	Final Plat	Denied 03/24/2016
Ottinger Place Plat 2035 & 2037 Ottinger Rd	<i>Residential</i>	8.81	Final Plat	Denied 03/28/2016

New Development Application Summary- January through March 2016

APPLICATION TYPE	JANUARY THROUGH MARCH 2016		YEAR-TO-DATE FY15-16	
	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED	NUMBER OF APPLICATIONS	APPLICATION FEES COLLECTED
Zoning Change	3	\$1,920.00	7	\$3,723.60
Site Plan	7	\$1,870.00	13	\$3,753.00
Final Plat (Amended Plat, Replat)	16	\$9,038.67	32	\$16,229.93
Preliminary Plat	0	\$0	1	\$460.00
Specific Use Permit	8	\$2,940.00	14	\$4,880.00
Landscape/Screening Wall	1	\$400.00	5	\$600.00
Appeal to the Tree Board	1	\$45,000.00	3	\$45,400.00
Future Land Use Plan Amendments	0	\$0.00	1	\$0.00
UDC Variance Requests	7	\$1,400.00	21	\$3,800.00
UDC Text Amendments*	0	\$0.00	1	\$0.00
Totals	43	\$62,568.67	98	\$79,046.53

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

Code Enforcement- January through March 2016

	2015-2016 FISCAL		2014-2015 FISCAL	
	Q2 2016	YTD	Q2 2015	YTD
Initial Inspections	145	261	134	225
Violations found	128	211	129	211
Unfounded	17	50	10	19
Notice of Violations	103	268	168	305
Reinspections	264	602	300	625
Abatements	89	262	94	207
City Mowed	1	5	0	8
Citations	107	116	3	25
Liens	0	14	2	114
Signs removed from ROW	563	1,244	436	911