



**24-622 AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF MISSOURI CITY, TEXAS**

AGENDA OF:	Planning and Zoning Commission - Nov 13 2024
DATE SUBMITTED:	DEPARTMENT: Development Services Department
PREPARED BY:	Egima Edwards
SUBJECT: Staff Report - Quarterly Development Activity	
SUPPORTING MATERIALS: MCTX Development Activity Report - 10-01-2023 to 09-30-2024	

EXECUTIVE SUMMARY

STRATEGIC PLAN GOALS ADDRESSED:



Create a Great Place to Live



Maintain a Financially Sound City Government



Have High Quality Development Throughout Buildout



Grow Business Investments in Missouri City



Develop a High Performance City Team

BACKGROUND:

Provide an update on development activity during Fiscal Year 2024 (October 2023 - September 2024) and Fiscal Year 2025, first quarter (October 2024).

RECOMMENDED ACTION:

N/A - Presentation only.

Development Services Department

Reporting Period: October 1, 2023 – September 30, 2024

Development Activity Report End of Fiscal Year 2024

Long Range Planning

1. Comprehensive Plan update

- Project website and Questionnaire #1 available to the public: www.showmccity.com.
- A summary of input received from all Focus Groups sessions is available on the project website.
- The Joint City Council / Planning and Zoning Commission tour of the focus areas is scheduled for Saturday, October 12th.
- Next steps include compiling input received and generating a list of recommendations.

Short Range Planning and Permits

Pre-development Meetings:

For reporting period October 1, 2023 to September 30, 2024, a total of **60** Pre-development meetings have been held.

See attached spreadsheet.

Pre-development meetings are required before the submission of a zoning, plat or major permit application. Meetings are recommended for minor permits or applications that might require coordination among development related Departments. Meetings include representatives from Development Services Department – Planning; Public Works Department – Engineering; Development Services Department – Permits and Inspections; Neighborhood Services Department – Health; Fire Prevention; and Economic Development.

Certificates of Occupancy Issued:

For reporting period October 1, 2023 to September 30, 2024, a total of **105** residential Certificates of Occupancy (CO's) and **184** nonresidential CO's have been issued. See attached spreadsheet for listing of nonresidential CO's issued.

A Certificate of Occupancy is required to be issued prior to the occupancy of any building or structure.

Building Permit Activity:

For reporting period October 1, 2023 to September 30, 2024, a total of **163** Major Permits and Minor Permits Level 2 have been issued. A total of **4,773** Minor Permits Level 1 and Instant Permits were issued during the same period.

Building permits issued have a combined estimated permit valuation of **\$552,243,839**. Fiscal year to date a total of **\$1,439,257** has been collected in permit fees.

See attached spreadsheet for listing of Major Permits and Minor Permits Level 2.

Major Permits include Commercial Ground Up Construction; Commercial Civil.

Minor Permits Level 2 include Commercial Addition; Alteration; Buildout; Racking System; Shell buildings.

Minor Permits Level 1 include Cell Towers; Change of Occupant; Dumpster; Demolition; Fences; Gates; Generators; Swimming Pools; New Single Family; Office Trailers; Patio Covers; Residential Addition, Alteration; Solar Panels; Signs, Grading.

Instant Permits include Driveway repair; Electrical; Foundation; Irrigation; Mechanical; Plumbing; POD; Roof repair; Siding replacement; Slab; Banner signs; Window replacement.

Development Services Department
Reporting Period: October 1, 2023 – September 30, 2024

Month	Number of Permits by Month	Number of Permits by Month (YTD)	Estimated Value by Month (\$)	Estimated Value (YTD) (\$)	Permit Fees Collected (\$)	Permit Fees Collected (YTD) (\$)
October	535	535	46,617,950	46,617,950	161,954	161,954
November	432	967	11,703,126	58,321,076	101,178	263,132
December	345	1,312	8,459,957	66,781,033	58,836	321,968
January	384	1,696	66,931,653	133,712,686	273,549	595,517
February	402	2,098	190,126,407	323,839,093	80,927	676,444
March	350	2,448	59,037,776	382,876,869	73,501	749,945
April	407	2,855	22,772,892	405,649,761	97,175	847,120
May	364	3,219	24,353,791	430,003,552	152,645	999,765
June	372	3,591	32,916,445	462,919,997	148,519	1,148,284
July	448	4,039	32,171,910	495,091,907	109,860	1,258,144
August	502	4,541	44,318,833	539,410,740	113,268	1,371,412
September	460	5,001	12,833,099	552,243,839	67,845	1,439,257

Contractor Registrations

For reporting period October 1, 2023 to September 30, 2024, a total of **568** contractor registrations were issued.

All contractors performing construction work within the City are required to have valid City registrations. Registrations are renewed on an annual basis.

License Type	Total Registrations Issued
Electrical*	6
Foundation Repair	12
General/Building	438
Irrigator	27
Mechanical*	4
Plumbing*	4
Roof	12
Sign	55
Swimming Pool	10
Total Contractor Registrations:	568

*Electrical, HVAC (mechanical), and plumbing contractors are exempt from paying contractor registration fees per State law. However, contractors are still required to register with the City and provide valid State licenses and current liability insurance. These number do not represent all contractors that have valid information on file.

Development Services Department

Reporting Period: October 1, 2023 – September 30, 2024

EnerGov permitting system and MCTX Self Service Portal Activity

For reporting period August 1, 2024 to September 30, 2024, the following value-added improvements and enhancements have been to the EnerGov permitting system and MCTX Self Service public portal

Activity	Total
Automated Processes Implemented	22
Tickets/Issues Reported	46
Tickets/Issues Resolved	46
EnerGov & Portal Improvements	10

September	
Meeting Description	Location
Valvoline	10050 SH 6
Shops at Sienna Pkwy	Sienna Pkwy SE
Alexan Lake Olympia - New multi-family project with 10 apartment buildings	0 Memorial Bend Blvd
Re-zone for new cell tower	4055 2/3 Misty Hollow Dr
Knanaya Catholic Church - Converting the newly purchased 0.5956 acres into a gravel paved parking lot.	2200 Staffordshire Rd
Ground up new development for Crossover Athletics.	Texas Pkwy
Meeting to discuss land potential	Southwest quadrant of Hwy 6 & Knights Ct
August	
Meeting Description	Location
Zoning LC3 to LC4 and building a car dealership	1615 Hwy 90A Car Dealership
Sienna Mixed Use - Pre-development meeting for a mix-used site	NEC Sienna Pkwy & Fort Bend Pkwy (Tollroad)
Missouri Business Park - proposed office warehouses	NEC Texas Pkwy & Buffalo Run
Scooter's Coffee	2730 FM 1092 RD
Fondren Garden - Proposing a residential subdivision	E Hampton Rd
July	
Meeting Description	Location
Michael's	SH 6 & Trammel Fresno Rd - Fort Bend Town Center II
Prologis SW Distribution Center - Construction of two warehouses (Building A +/-154,520 SF, Building B +/-193,300 SF) with associated parking and loading areas.	1145 US 90A EB
Northwest Cascade - proposed site to temporarily store clean portable restrooms and fencing for redelivery to customer job sites and special event venues.	3614-B, 3650 5th St
WORIC Retail Center - A 20,000 SF retail center with associated parking, utilities, and landscape	FM 521
June	
Meeting Description	Location
Ground up New Construction Daycare and retail	11616 SH 6
Toyomotors - New ground up construction - new auto/body shop building.	1910 FM 1092 RD
Fort Bend Community Church - proposed 14,000sf 1-story daycare building and classrooms.	7707 SH 6
Mistyleaf Gardens - 31 lots for single family houses	Stone Hollow Dr
Mother in law suite addition (1,262 sf)	4518 Durango Bnd
Gateway South Industrial Park - Building 3 - approximate 182,250 SF Class-A Tiltwall Distribution Warehouse within existing warehouse business park.	McLain Blvd
Jamburritos - interior buildout - new commercial space in shell building	FM 1092 and 5th St - Murphy Village shopping center, Building C

Knights Subdivision - 64.2499 acres - proposed single family residential and commercial/retail development	South of the Watts Rd extension, east of Knight Rd
May	
Meeting Description	Location
Greyden Estates 2 - Single Family Subdivision - Single Family Home Development	Northwest corner Truesdale Dr and Vicksburg Blvd
Adams House - Addition to the house	1523 ADAMS ST
PROPOSED 2 RESIDENTIAL HOMES NEXT TO EACH OTHER	1927 Rothwell St 1923 Rothwell St
Approximate 182,250 SF Class-A Tiltwall Distribution Warehouse within existing warehouse business park.	12131 MCLAIN BLVD
April	
Meeting Description	Location
Majestic Townhomes - planning to build townhomes in the 5.16 acre site.	Independence Blvd @ 5th St
Fondren Garden - proposed residential and retail	East Hampton Cir and Fondren Rd
March	
Meeting Description	Location
Miller Road Estates - divide this lot into two lots, private street	Miller Rd
The Shed - 27 Acres out of the Moses Shipman Survey, A-86 (Various parcels)	Watts Plantation Rd / Creekmont and SH 6
St Mary's Knanaya Catholic Church - a church for the Indian community that meets their cultural and religious needs.	5002 SIENNA PKWY
Hwy 6 Office Condos	8701 SH 6
Tang City Plaza Building A - proposed 34 apartments on the 2nd and 3rd floors	4899 SH 6
February	
Meeting Description	Location
Vicksburg Commons - potential location for a patio home development. Seeking R-4 zoning for this tract in order to build 50 patio homes.	Northwest corner Truesdale Dr and Vicksburg Blvd
McKeever residential - proposed development of 156-acre land for approximately 150 single family houses	MCKEEVER RD
Deeper Life Bible Church - purposed church that would meet weekly for fellowship.	2200 FM 1092 RD Unit: G
Deeper Life Bible Church - proposed church that would meet weekly fellowship.	1701-1799 Texas Pkwy
January	
Meeting Description	Location
Summerwind - proposed 12.7 acres to be developed into a single family neighborhood	Shipman's Cove Blvd
Mint Car Wash - Ground Up Tunnel Car Wash Building.	SIENNA PKWY
Swig Fort Bend Town Center II	NWC SH 6 and Fort Bend Tollroad
349 Memorial - proposed zoning change from LC-2 to LC-3	Northwest corner Lake Olympia Pkwy and Parks Edge Blvd
7-Brew	SH 6

The Palace Event Center - 22,750 SQFT EVENT CENTER; 8,900 SQFT BREAKOUT; 6 1600 SQFT COTTAGES; 16,000 SQFT FOOTPRINT 6 STORY HOTEL (96,000 SQFT WITH APPROXIMATELY 80 KEYS)	Knight Rd
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December	
Meeting Description	Location
HARTZ CHICKEN RESTAURANT (SUITE A) & DONUTS SHOP (SUITE B)	11626 SH 6
My Favorite Events - Proposed event venue - building code occupancy type A2	2416 TEXAS PKWY
Sienna McDonalds - Proposed quick serve drive thru restaurant - McDonalds	0 Sienna PKWY
New Ground Up Chipotle Building and associated Site Work	10010 SH 6
Create 1 Commercial Reserve	602 TEXAS PKWY
November	
Meeting Description	Location
Sienna Sawmill Lake Beach	2731 RIVER RUN RD
Redwin - Proposed adult daycare for individual skills and socialization for individuals with disabilities.	2425 TEXAS PKWY
Royal Living - Proposed mixed-use development, approximately 38-acre tract. Proposed uses include single family residences in R-1 and R-2 categories, Multi-Family Development (MF-2), Commercial Tracts, as well as reserves for storm water detention, parks, and landscaping.	WATTS PLANTATION RD
Shah shopping center - retail space	TEXAS PKWY
October	
Meeting Description	Location
Olympia Retail Center +/- 15,600 SF multi-tenant retail shell building on +/-2.32 acres	Lake Olympia Pkwy and Parkway Terrace Rd
Vicksburg McDonald's restaurant on a new site development with new Civil site work.	SH 6 and Vicksburg Blvd
Residential garage with septic system and water well and a water feature pond	3300 SILVER RIDGE BLVD
SEC Hwy 6 Vicksburg Pad 1 - Single Story Retail Shell Building	0 SH 6
C-store with Shopping Plaza	1610 5th St
Master Plan consisting of Retail Centers, Multi-Family & Single Family	Knight Rd @ Watts Plantation Road SE

Issue Date	Description	Permit Number	Address
9/24/2024	Howdy Hot Chicken - Lease Space Buildout	CO-003007-2024	10407 SH 6 Unit: 140 MISSOURI CITY, TX 77459
9/23/2024	Platinum Touch Oral and Facial Surgery - Interior build out of a dental office	CO-003006-2024	9029 SH 6 Unit: 100 Missouri City, TX 77459
9/18/2024	Philly Boyz Cheese Steaks - Install hardwood flooring throughout. Build storage room, 3 doors, and commercial kitchen hood.	CO-002966-2024	1715 TEXAS PKWY Missouri City, TX 77489
9/17/2024	Next Level Kutz - Buildout of new salon	CO-002947-2024	9720 Hwy 6 Unit: 1000J Missouri City, TX 77459
9/12/2024	Gyro Republic - TENANT FINISH-OUT OF A NEW RETAIL SHELL STRIP CENTER SPACE INTO A NEW GYRO REPUBLIC RESTAURANT	CO-002923-2024	20340 FORT BEND TLWY Unit: 100 Missouri City, TX 77459
9/11/2024	Popeye's #09 - walk through - Building - Fire Damage	CO-002855-2024	10220 SH 6 Missouri City, TX 77459
9/11/2024	lhedigbofitness - fitness center for athletes	CO-002873-2024	7746 SH SH 6 Unit: F MISSOURI CITY, TX 77459
9/11/2024	3,804 Sq Ft expansion to existing building and minor remodel to existing interior- Sienna Animal Hospital	CO-002921-2024	9212 SIENNA RANCH RD Missouri City, TX 77459
9/9/2024	Sapporo Sushi - first time interior build out of a new restaurant	CO-002918-2024	20340 FORT BEND TLWY Unit: 140 MISS, TX 77459
9/9/2024	BakerRipley-Kenforest Head Start Early Childhood Education	CO-002927-2024	1535 Kenforest DR Missouri City, TX 77489
9/9/2024	REDWIN Vocational Rehabilitation Agency is here to empower individuals with disabilities in their journey towards employment, career growth and personal goals	CO-002939-2024	2425 TEXAS PKWY Missouri City, TX 77489
9/6/2024	White Box only - First time lease space build out for a white box project; only get ready for future tenant. The future tenant will apply their own permit if any changes made.	CO-002850-2024	2755 Texas PKWY Unit: 108 Missouri City, TX 77489
9/5/2024	Amana Recovery LLC New Business. Substance Use Disorder Clinic	CO-002915-2024	4220 CARTWRIGHT RD Unit: 303 MISS, TX 77459
9/5/2024	Stitch My Lace Hair Extensions, Wigs and Embroidery	CO-002919-2024	3754 CARTWRIGHT RD Missouri City, TX 77459
8/29/2024	Playbook Bar and Grill -New Restaurant taking over existing space with no changes to be made	CO-002899-2024	3434 FM 1092 RD Unit: 300 Missouri City, TX 77459
8/29/2024	Taqueria La Siberia y La Malinche Internacional, food Restaurant (form On Point Southern Dining)	CO-002904-2024	2447 FM 1092 RD Missouri City, TX 77459
8/26/2024	Mustang Village LLC - A land development company. Utilizing the office space for daily operations.	CO-002895-2024	7070 KNIGHTS CT Unit: 1102 Missouri City, TX 77459
8/24/2024	Chick-Fil-A drive-thru extension	CO-002893-2024	9130 SH 6 Missouri City, TX 77459
8/23/2024	The Good Shaman	CO-002891-2024	6701 SH 6 Unit: 120 Missouri City, TX 77459
8/23/2024	Prime Repairs Cell phone repair store	CO-002892-2024	1310 TURTLE CREEK DR Missouri City, TX 77489
8/15/2024	Sienna Counseling- Office space leased by Stocmen Properties to Sienna Counseling for use as a counseling services office.	CO-002867-2024	7070 Knight's Court CT Unit: 1701 Missouri City, TX 77459
8/15/2024	Cultural Living L L. C. We will provide housing and minimal health care to the elderly and disabled.	CO-002871-2024	2915 STONEWALL CT Missouri City, TX 77459

Issue Date	Description	Permit Number	Address
8/9/2024	PJ's Coffee of New Orleans brand coffee shop with a drive-through.Tenant Improvement build-out.	CO-002848-2024	5822 SIENNA PKWY Unit: 100 Missouri City, 77459
8/5/2024	Exeter S Gessner 1, LP	CO-002349-2024	13423 S GESSNER RD Unit: 100 Missouri City, TX 77489
8/5/2024	Stocmen Properties	CO-002596-2024	7070 KNIGHTS Unit: 1701 Missouri city, TX 77459
8/2/2024	Houston's First Baptist Sienna - New 2 story building with double height worship space to include office and lobby spaces, kid worship classrooms, miscellaneous storage, utility spaces, new parking and landscaping	CO-002830-2024	4309 SIENNA PKWY Missouri City, TX 77459
7/25/2024	Heristar LLC	CO-002819-2024	4220 CARTWRIGHT RD Unit: 602 Missouri City, TX 77459
7/17/2024	La Cocina de TJ -Change of ownership On existing restaurant	CO-002800-2024	9101 SIENNA CROSSING DR Unit: Unit 800 Missouri City, TX 77459
7/12/2024	Sienna Music Studio - tenant space remodeling	CO-002786-2024	7746 SH 6 Unit: D MISSOURI CITY, TX 77459
7/12/2024	Tao Tao Tea - first time interior build out of a new tea house	CO-002787-2024	20340 Fort Bend Parkway Unit: 120 Missouri City, TX 77459
7/12/2024	LIFETIME FITNESS - Occupancy Modification for the Gym, Room # 219. Now a Multiple Function Room for Kid's Camps so adding an E (Educational) occupancy classification to the existing A3 classification	CO-002789-2024	8421 SH 6 Unit: Room 219 MISS, TX 77459
7/11/2024	Completed office suite to be used as is for business office	CO-002747-2024	7070 KNIGHTS CT Unit: 1103 MISS, TX 77459
7/2/2024	Design Exchange HTC LLC, event rental company.	CO-002767-2024	13215 STAFFORD Unit: 100 Missouri City, TX 77489
7/1/2024	IKan International, LLC - Minor modifications to combine existing suite 140 and 160 into a single suite known as suite 140. Creating 4 new openings. Existing electrical services to be combined into a new single service.	CO-002748-2024	10207 S SAM HOUSTON PKWY W Unit: #140 Missouri City, TX 77489
7/1/2024	Patience Alabi - A medical office and pharmacy build-out	CO-002752-2024	2710 FM 1092 RD Unit: E MISS, TX 77459
7/1/2024	Luxury Exchange (Doan Associates) - A financial & tax office build-out	CO-002753-2024	2710 FM 1092 RD Unit: D Missouri City, TX 77459
6/28/2024	Bearden Investments - EXISTING 3750 SF WAREHOUSE SPACE. 580 SF TO BE CONVERTED TO OFFICE W/ RESTROOM. 3170 SF IS TO REMAIN WAREHOUSE. EXISTING WAREHOUSE SPACE IS TO REMAIN AS-IS.	CO-002729-2024	13215 STAFFORD RD RD Unit: 100 Missouri City, TX 77489
6/26/2024	9M Solutions Inc is a provider of IT Services and Consulting Services.	CO-002667-2024	4501 CARTWRIGHT RD Unit: 505 Missouri City, TX 77459
6/26/2024	Poke Poki - remodel existing yogurt shop to be a new restaurant	CO-002676-2024	5938 SH 6 Missouri City, TX 77459
6/26/2024	Premium Quality Cuts -Barbershop	CO-002735-2024	6850 SH 6 Unit: Ste 600 Missouri City, TX 77459
6/26/2024	SR Studio - Tenant Improvement	CO-002839-2024	4899 SH 6 Unit: A - 120 Missouri City, TX 77459
6/24/2024	Occasions You Desire, LLC - Office space to work with clients in planning and preparing for events - space to be used to showcase themes and decor for events and store decor.	CO-002732-2024	5211 SH 6 Unit: F Missouri City, TX 77459

Issue Date	Description	Permit Number	Address
6/21/2024	The Throne - Restaurant & Barber Shop Interior remodeling	CO-002728-2024	8027 SH 6 Unit: 800 Missouri City, 77459
6/21/2024	Shell - OFFICE BUILDING Suites 801, 802, 803 (existing utilities and parking lot)	CO-002699-2024	4702 RIVERSTONE BLVD Missouri City, 77459
6/20/2024	Liquor City - New lease space buildout	CO-002709-2024	9720 Hwy 6 Unit: 500 A Missouri City, 77459
6/20/2024	Bliss Nails - Interior build-out for nail salon	CO-002713-2024	2710 FM 1092 RD Unit: A Missouri City, TX 77459
6/20/2024	Chocolate City Hair Braiding - New Lease space buildout	CO-002814-2024	9720 Hwy 6 Unit: 700 Missouri City, TX 77459
6/18/2024	CBS Infusion (Physical Therapy (Infusion Center LLC) - New Lease Space Buildout	CO-002838-2024	9720 Hwy 6 Unit: 800 Missouri City, 77459
6/17/2024	MeTime Nail Bar - Lease space Interior Buildout to Nail Salon	CO-002813-2024	20236 FORT BEND TLWY Unit: 140 MISSOURI CITY, TX 77459
6/14/2024	Fort Bend County Clinical Health Services: Missouri City Annex-Clinic. Interior renovation to a medical suite.	CO-002628-2024	307 TEXAS PKWY Missouri City, TX 77489
6/13/2024	Street Sync Dance Company - A Dance School for Children	CO-002660-2024	4220 CARTWRIGHT RD Unit: 302 MISS, TX 77459
6/10/2024	ZLS INTERNATIONAL - LIGHTING WHOLESALE & DISTRIBUTION	CO-002665-2024	737 S CRAVENS RD Unit: 100 MISSOURI CITY, TX 77489
6/7/2024	NEQ Sienna Retail Center - New Construction Shell Building and Site Work	CO-002658-2024	5822 SIENNA PKWY MISSOURI CITY, TX 77459
6/6/2024	OCURA IMAGING - Demolishing an interior wall and relocating it a couple feet back.	CO-002657-2024	8721 SH SH 6 Unit: 200 Missouri City, TX 77459
5/31/2024	A 2,629 square-foot tenant expansion project for an existing suite for Action Behavior Centers office and therapyclinic.	CO-002642-2024	8570 SIENNA SPRINGS BLVD Unit: B & C MISS, TX 77459
5/31/2024	Guide and Grow STEM Academy - Daycare	CO-002646-2024	3639 GLENN LAKES LN Missouri City, TX 77459
5/31/2024	Company name: Jacobi Motors, LLC Engineering R&D company with focus on motor and electronics design and testing	CO-002648-2024	13238 S GESSNER RD Missouri City, TX 77489
5/31/2024	Marble Slab Creamery & Great American Cookies of 1,600sf	CO-002649-2024	20330 FORT BEND TLWY Unit: 130 MISS, TX 77459
5/24/2024	Texas Air Systems - Interior Office remodel	CO-002632-2024	9021 S SAM HOUSTON PKWY W Unit: 100 Missouri City, TX 77489
5/16/2024	Tenant Improvements for Coco Bella Hair & Beauty No 1	CO-002572-2024	10330 SH 6 Unit: H Missouri City, TX 77459
5/14/2024	Nautical Bowls - Commercial interior finish-out for a restaurant space	CO-002695-2024	8840 SH 6 Unit: 110 MISS, TX 77459
5/13/2024	Q2 Foot Massage	CO-002592-2024	1619 TEXAS PKWY Unit: D Missouri City, TX 77489
5/13/2024	childrens lighthouse of sienna daycare center	CO-002593-2024	6155 H SIENNA RANCH RD Missouri City, TX 77459
5/13/2024	Westport Holding Texas LP	CO-002594-2024	5777 SIENNA PKWY Unit: 400 MISS, TX 77459
5/13/2024	Murphy Road Retail Center (Ground up construction - not civil/shell)	CO-002694-2024	1919 FM 1092 RD Unit: #10 Missouri City, TX 77459
5/9/2024	TWIN STAR BAKERIES - TWO-STORY, LOCKER ROOM AND BREAKROOM ADDITION TO EXISTING FACILITY. NEW PASH WASHROOM.	CO-002562-2024	13221 S GESSNER RD Missouri City, TX 77489
5/8/2024	Interior remodel of an existing Goodwill store.	CO-002576-2024	5005 HWY 6 Missouri City, 77459
5/6/2024	Top Soap Carwash - New car wash facility to replace existing bank building	CO-002573-2024	5410 Hwy 6 Missouri City, TX 77459

Issue Date	Description	Permit Number	Address
5/6/2024	All The Little Thins Count, LLC	CO-002587-2024	2715 CYPRESS POINT DR Missouri City, TX 77459
5/1/2024	Floor Xperience - Demolition of a few existing walls, repair sheet rock, paint, & install new tile flooring.	CO-002574-2024	8027 SH 6 Unit: 300 MISS, TX 77459
5/1/2024	Fellowship Coffee - Alteration of existing tenant space for new tenant. Commercial buildout for a coffee shop.	CO-002575-2024	3434 FM 1092 RD Unit: 350 Missouri City, TX 77459
4/30/2024	Plantation Ridge Retail Plaza / Shell Building/Proposed Retail Center/2730 Fm 1092 Rd	CO-002086-2023	2730 FM 1092 Missouri City, TX
4/30/2024	G4 Hearing Inc. New owner still selling hearing aids, no changes to building or signage	CO-002570-2024	8740 SH SH 6 Unit: 110 Missouri City, TX 77459
4/26/2024	Tryiflow LLC	CO-002693-2024	10215 S SAM HOUSTON PKWY W Unit: 140 Missouri City, TX 77489
4/23/2024	Efulfill Inc - We provide warehousing services for customers' products	CO-002557-2024	737 S S CRAVENS RD Unit: 200 MISS, TX 77489
4/18/2024	Que Di LLC restaurant (Bap Bento)	CO-002542-2024	9720 SH 6 Unit: #300 Missouri city, TX 77459
4/18/2024	MC Health Initiative PLLC Mental Health, Health, and Counseling services.	CO-002378-2024	3634 GLENN LAKES LN Unit: 266 Missouri City, TX 77459
4/18/2024	Pike Road-Stafford, L.P - make ready	CO-002539-2024	13503 PIKE RD Unit: 300 Missouri City, TX 77489
4/18/2024	MIND MATTERS PSYCHIATRY MENTAL HEALTH SERVICES	CO-002541-2024	4502 RIVERSTONE BLVD Unit: 601,602,603 MISS, TX 77459
4/16/2024	Therapeutic Alliance and Testing Center - Create a 8x8 open at existing wall that current separates two suites.	CO-002517-2024	7070 KNIGHTS CT Unit: 1301 - 1302 Missouri City, TX 77459
4/16/2024	Arlene Lollie & Associates LLC - Insurance Agency	CO-002530-2024	4220 CARTWRIGHT RD Unit: 403 Missouri City, TX 77459
4/15/2024	Sovathana Two LLC DBA Riel Breakfast & Donut - This is a first time build out of a Donut Shop	CO-002692-2024	11626 SH SH 6 Unit: B FRES, TX 77545
4/11/2024	Rally Stop is taking over for 7-Eleven. Continues to operate as a gas station/convenience store.	CO-002521-2024	12712 FONDREN RD Missouri City, TX 77071
4/10/2024	Cheese Cat - Tenant Improvement	CO-002691-2024	4899-A Hwy 6 Unit: 121 Missouri City, TX 77459
4/8/2024	Tangra's Daughter - new Asian Fusion restaurant.	CO-002690-2024	4707 Hwy 6 Missouri City, TX 77459
4/4/2024	Houston First Baptist Church - Remodel of existing retail storefront business. Adding a church related counseling center, consisting of 3 counseling offices, admin, storage and new ADA restroom	CO-002482-2024	4407 SIENNA PKWY Unit: 200 MISS, TX 77459
4/4/2024	Premier Nail Bar	CO-002492-2024	9303 SH 6 Unit: 200 Missouri City, TX 77459
4/4/2024	AMA Renovations & Janitorial Services INC/Mariely Cadena	CO-002493-2024	2111 US US 90A Unit: B MISS, TX 77489
4/4/2024	FedEx - Addition to an existing security building at a distribution facility.	CO-002689-2024	233 CRAVENS RD Missouri City, 77489
4/3/2024	I LOVE CANDY LLC DBA PEEYA'S	CO-002472-2024	1306 FM 1092 RD Unit: 406 Missouri City, TX 77459

Issue Date	Description	Permit Number	Address
4/2/2024	Papa Murphy's Take and Bake Pizza franchise - Ayren Properties LLC dba Papa Murphy's.	CO-002470-2024	8770 SH 6 Unit: 100 Missouri City, TX 77489
4/2/2024	Breaktime Food Mart (Construct new retail shell building and buildout)	CO-002475-2024	1300 GRAND PARK DR Missouri City, TX 77489
3/28/2024	Grace Auto Max. - Owner Name Change Automotive Repair Facility	CO-002479-2024	3007 TEXAS PKWY Unit: A MISSOURI CITY, TX 77489
3/27/2024	Dollar Tree interior buildout - Tenant Improvement	CO-002471-2024	20228 FORT BEND TLWY MISS, TX 77459
3/27/2024	FUYA Cafe - first time interior build out of a new restaurant	CO-002688-2024	9720 Hwy 6 Unit: 1000E Missouri City, TX 77459
3/26/2024	Shell building only - Murphy Village Shopping Center - Building C (For civil/site work, see scope of work for Building B)	CO-002397-2024	2144 FM 1092 RD Unit: Bldg C Missouri City, TX 77459
3/22/2024	My Favorite Events	CO-002433-2024	2416 Texas pkwy Missouri City, TX 77489
3/22/2024	Spring Partners Licensing LLC DBA Honey Farms #880848	CO-002451-2024	6060 SH 6 Missouri City, TX 77459
3/22/2024	McAlister's Deli - Tenant build-out of restaurant with pick-up service	CO-002579-2024	20220 FORT BEND TLWY Unit: 100 MISSOURI CITY, TX 77459
3/20/2024	AccuMedx, LLC Wholesale Medical devices We are currently moving from Houston to Missouri City.	CO-002381-2024	711 BUFFALO RUN Missouri City, TX 77489
3/18/2024	Business Name: Cooking Girl Sienna LLC. A Chinese restaurant, we sell Chinese food.	CO-002444-2024	9340 SH 6 Unit: 100 MISS, TX 77459
3/15/2024	Smart Logistics & Freight Solutions Bldg. 6	CO-002416-2024	15005 E HAMPTON CIR HOUSTON, TX 77071
3/15/2024	Caf�� Petra Greek and Lebanese. - an existing second generation restaurant -Mediterranean restaurant in a full services.	CO-002435-2024	9050 SH 6 Unit: 120 MISSOURI CITY, TX 77459
3/13/2024	Mix 'N Ship LLC/Ship Lone Star: Mailbox rental along with packing, shipping and notary services.	CO-002408-2024	2240 FM 1092 RD Missouri City, TX 77459
3/12/2024	Sienna at 6 Veterinary Hospital - Veterinary Practice relocating from across the street	CO-002403-2024	8721 SH 6 MISSOURI CITY, TX 77459
3/11/2024	Murphy Village Shopping Center - Building B - Civil, Shell, & Landscape	CO-002402-2024	2040 FM 1092 RD Bldg B Missouri City, TX 77459
3/5/2024	O MY BURGER - Interior remodel of a closed retail lease space to be a new restaurant.	CO-002385-2024	5730 hwy 6 Unit: 114 Missouri City, 77459
3/1/2024	Community Bank of Raymore	CO-002366-2024	1535 KENFOREST DR Missouri City, TX 77489
2/28/2024	Bereshith Properties LLC	CO-002595-2024	13230 S GESSNER RD Missouri City, TX 77489
2/23/2024	RESTAURANT - Hot Spot	CO-002342-2024	9720 HWY 6 Unit: 100 MISSOURI CITY, TX 77459
2/22/2024	Fashion and Fascinating	CO-002336-2024	9411 S Sam Houston PKWY W Unit: Suite 200 Missouri City, TX 77489
2/20/2024	Popshelf - owned by Dollar General. We sell housewares, arts & crafts, health & beauty, and seasonal products for an affordable price. - Owner Name Change	CO-002625-2024	4042 TRAMMEL FRESNO RD Missouri City, TX 77459
2/15/2024	Now Sienna Auto Partners, LLC - Automotive Repair	CO-002312-2024	8711 hwy 6 Missouri City, TX 77459

Issue Date	Description	Permit Number	Address
2/13/2024	Optimal Health - Golden Max LLC, dba Optimal - PROJECT IS 118,068 SF TOTAL WITH 9,721 SF OF INTERIOR BUILD-OUT IN AN EXISTING SHELL BUILDING. THERE IS NO EXTERIOR WORK. ALL BUILDINGS , PARKING, AND SITE WORK ARE EXISTING	CO-002278-2024	525 S Cravens RD Unit: 100 Missouri City, TX 77489
2/5/2024	Sun Auto - Construction of new tire store with associated parking & drive aisles	CO-002687-2024	9060 SH SH 6 MISS, TX 77459
2/1/2024	Prestige Martial Arts - Build out of new lease space	CO-002237-2024	9720 Hwy 6 Unit: 1000 D Missouri City, TX 77459
2/1/2024	Missouri City Head Start - Early childhood education services for infants and young children	CO-002263-2024	1424 FM 1092 RD MISSOURI CITY, TX 77459
2/1/2024	Aliana TeleHealth - This lease space was completed with the building construction and is move-in ready.	CO-002270-2024	4810 RIVERSTONE BLVD Missouri City, TX 77459
1/31/2024	one story shell building, sprinklered, in FBTC II, Tract 11	CO-002236-2024	20220 FORT BEND PKWY Missouri City, TX 77459
1/31/2024	Recreation Center - New construction of a 1-story, wood-framed recreation center, Type VB construction	CO-002281-2024	10 Harris DR Missouri City, TX 77459
1/29/2024	Vertice Oil Tools - is moving into 13223 Stafford Rd Suite A on February 1, 2024- Confirmed no changes	CO-002274-2024	13223 STAFFORD RD Unit: A1 Missouri City, TX 77489
1/29/2024	NapQueen - PROJECT IS 2,834 SF OF INTERIOR BUILD-OUT IN AN EXISTING SHELL BUILDING. THERE IS NO EXTERIOR WORK. ALL BUILDINGS , PARKING, AND SITE WORK ARE EXISTING	CO-002260-2024	525 S Cravens RD Unit: 200 Missouri City, TX 77489
1/29/2024	Stompâ€™s burger joint Full service restaurant	CO-002275-2024	4225 SIENNA PKWY Unit: 200 Missouri City, TX 77459
1/26/2024	Planet Fitness - INTERIOR REMODEL FOR FITNESS CENTER/ linked to MEP2309140	CO-002134-2023	5732 SH 6 MISSOURI CITY, TX 77459
1/17/2024	TTPRO Design - Interior buildout office suite in a warehouse; add lightings to the warehouse ceiling	CO-002686-2024	737 S S CRAVENS RD Unit: 100 MISS, TX 77489
1/10/2024	Small Business Launch LLC - BUSINESS CONSULTING INCLUDING BUSINESS REGISTRATION AND TAX SERVICES	CO-002685-2024	7070 KNIGHTS CT Unit: 1404 MISS, TX 77459
1/9/2024	VAPES - New Lease Space Buildout	CO-002684-2024	9720 Hwy 6 Unit: 1000A Missouri City, TX 77459
1/5/2024	The Joint - Tenant fit out for use a chiropractor clinic.	CO-002168-2024	20236 FORT BEND TLWY Unit: 220 Missouri City, TX 77459
1/5/2024	Riverstone Office Park - Civil / Shell (parking lot , utilities existing - landscape, site work, shell proposed 4810 Riverstone Blvd.	CO-002284-2024	4810 Riverstone BLVD Missouri City, TX 77459
1/4/2024	Jimmy Johns - change of ownership from Anenasa Hospitality LLC to HTX JJ 2281 LLC	CO-002171-2024	5830 Hwy 6 Missouri City, TX 77459
1/1/2024	Gracie's Learning Center - Childcare Center, used for caring for children 6 weeks to 12 years old	CO-002152-2023	6701 SH 6 Unit: 100 MISSOURI CITY, TX 77459
12/27/2023	Medical Equipment Exchange Project. Interior remodeling	CO-002133-2023	8780 SH SH 6 Unit: B MISSOURI CITY, TX 77459
12/20/2023	16505 Realty Holding LLC - Interior build out office suite in a warehouse.	CO-002683-2024	737 S S CRAVENS RD Unit: 200 MISS, TX 77489
12/15/2023	Healthy massage center massage parlor	CO-002681-2024	7070 KNIGHTS CT Unit: 1602 Missouri City, TX 77459

Issue Date	Description	Permit Number	Address
12/14/2023	Ikan International, LLC - New Tenant Distributer/Designer/Manufacturer of Broadcasting and video equipment. Also leasing Unit 140	CO-002123-2023	10207 S SAM HOUSTON PKWY W Unit: 160 MISSOURI CITY, TX 77489
12/14/2023	Ikan International, LLC - Tenant Change Distributor/Designer/Manufacturer of Broadcasting and Video Equipment	CO-002124-2023	10207 S SAM HOUSTON PKWY W Unit: 140 MISSOURI CITY, TX 77489
12/12/2023	Change of name from Hope Automotive to Goose Auto Repair - Hope	CO-002118-2023	3815 LEXINGTON BLVD MISSOURI CITY, TX 77459
12/11/2023	POLYMAKER - Interior Tenant Build Out	CO-002112-2023	12515 CITYPARK DR Unit: 300 Missouri City, 77071
12/8/2023	Texas Air Systems - Interior Office Remodel and expansion into existing warehouse	CO-002110-2023	521 US 90A Unit: #170 MISSOURI CITY, TX 77489
12/5/2023	Memorial GoHealth Urgent Care Urgent Care that provides medical care to outpatients	CO-002680-2024	8035 SH 6 Unit: Suite 170 Missouri City, TX 77459
12/1/2023	Liquor store	CO-002063-2023	2821 DULLES AVE Missouri City, TX 77459
12/1/2023	SnoDreamz snowcone business	CO-002150-2023	1731 TEXAS PKWY MISS, TX 77489
11/30/2023	Bodies Made By Bri LLC Body Contouring, non-invasive Lipo, Cavitation, Yoni Steam. wood therapy	CO-002082-2023	7070 KNIGHTS CT Unit: 204 Missouri City, TX 77459
11/30/2023	Edward Jones Branch Real Estate - Minor electrical (add outlets), remove interior door	CO-002083-2023	4220 CARTWRIGHT RD Unit: 804 Missouri City, TX 77459
11/30/2023	Ivana MD PLLC Gynecology and sexual health clinic	CO-002088-2023	4220 CARTWRIGHT RD Unit: 201 MISSOURI CITY, TX 77459
11/29/2023	Hartz Chicken - This is a new construction of 4,160 sf including 2600 sf Restaurant hartz chicken	CO-001961-2023	11626 SH SH 6 Unit: A FRES, TX 77545
11/20/2023	Affluens Real Estate Holdings, LLC - New building ownership under Dr. Christian Peccora and Dr. Dwight Peccora from Jim Murray	CO-002068-2023	3550 FM 1092 RD MISSOURI CITY, TX 77459
11/16/2023	Timewise Gas station, convenience store and car wash	CO-002679-2024	6060 SH 6 MISSOURI CITY, TX 77459
11/15/2023	Liquorpedia - FIRST TIME BUILD OUT BEING BUILT INTO A LIQUOR STORE. SPACE CLASSIFIED AS OCCUPANCY (M)	CO-002050-2023	7022 SH HWY 6 Unit: 300 MISSOURI CITY, TX 77459
11/13/2023	PETCO TI - One Story Interior Retail Space build out with associated Service Rooms	CO-002058-2023	10427 SH SH 6 MISS, TX 77459
11/13/2023	Extant, PLLC (DBA Texas Pain Care) - Tenant office space for Texas Pain Care- consults for patients, office space for processing patients- No med gas, Non ASC treatment.	CO-001910-2023	3550 FM 1092 RD MISSOURI CITY, TX 77459
11/10/2023	City project - Police Substation - Interior build out of commercial lease space, with non-structural metal stud walls, electrical, millwork and painting.	CO-002040-2023	10330 SH 6 Unit: K Missouri City, TX 77459
11/7/2023	Kasa Blanca Speech Services, PLLC	CO-002030-2023	3634 GLENN LAKES LN Unit: 103 MISSOURI CITY, TX 77459
11/7/2023	Wynnefield Water Ice, a frozen dessert business selling italian ice and soft pretzels (No changes)	CO-002031-2023	2256 FM 1092 RD Missouri City, 77459

Issue Date	Description	Permit Number	Address
11/6/2023	AFA Pharmacy Expansion - THE EXISTING WAREHOUSE SPACE WILL BE THERMALLY CONDITIONED.	CO-001999-2023	8821 S. SAM HOUSTON PKWY. W., SUITE 200 MISSOURI CITY, TX 77489
11/1/2023	Missouri City Shopping Center - Alteration of existing building for fire protection (Sprinkler and Fire Alarm) purposes. Includes new sprinkler riser room. Added scope of work to include restroom. See internal notes	CO-002024-2023	2303 Texas Parkway Missouri City, TX 77489
11/1/2023	Thomas Plaza #3 - CONSTRUCT A RETAIL SHELL BUILDING	CO-002025-2023	2710 FM 1092 RD MISS, TX 77459
11/1/2023	Life Time/Shell & Interior Buildout/8421 Hwy 6	CO-001869-2023	8421 SH 6 MISSOURI CITY, TX 77459
10/30/2023	America's Best Contacts & Eyeglasses - TI	CO-002016-2023	20236 FORT BEND TLWY Unit: 100 MISS, TX 77459
10/27/2023	CAVA Cafe - This project consists of an existing vacant warm grey shell suite. No additional square footage is proposed under this permit. The scope of work includes minor adjustments to the existing mechanical, plumbing, electrical systems for the new restaurant use proposed with this project	CO-002014-2023	10407 Hwy 6 Unit: 100 Missouri, TX 77459
10/26/2023	Vertice Oil Tools is moving into 13223 Stafford Rd B1, effective 9/1/2023	CO-002001-2023	13223 STAFFORD RD Unit: #B Missouri City, TX 77489
10/25/2023	AEG Texas, LLC/Memorial Eye Center - Sienna #1482	CO-001990-2023	10330 SH 6 Unit: E Missouri City, TX 77459
10/25/2023	Tran-Vo-Clinic - New Lease Space Buildout	CO-002678-2024	4899 Hwy 6 Unit: 107D Missouri City, TX 77459
10/24/2023	Retail 2 - One Story Shell Building, No Interiors	CO-001996-2023	20236 FORT BEND TLWY Missouri City, TX 77459
10/23/2023	PetCo - One story Shell Building, No Interiors	CO-001993-2023	10427 Hwy 6 Missouri City, TX 77459
10/23/2023	Ulta - Interior Alteration / Build- Out of a new mercantile space.	CO-002149-2023	10435 SH 6 MISSOURI CITY, TX 77459
10/17/2023	Alloy - TENANT UP-FIT. NEW MECHANICAL, PLUMBING, ELECTRICAL. NEW FINISHES THROUGHOUT.	CO-002674-2024	9029 Hwy 6 Unit: 190 Missouri City, TX 77459
10/17/2023	Sky Periodontist. Dentist office. Dental Implants	CO-002756-2024	5418 SH 6 Unit: 101 Missouri City, TX 77459
10/16/2023	New Owner Commercial Condominium	CO-001980-2023	7070 KNIGHTS CT Unit: 1801 MISS, TX 77459
10/12/2023	Pauls Flooring Kitchen Bath - Retail Flooring (no changes are to be made to this space.)	CO-002151-2023	2031 FM 1092 Unit: C Missouri city, TX 77459
10/11/2023	Five Below - Tenant improvements	CO-001971-2023	10443 SH SH 6 Missouri City, TX 77459
10/6/2023	FBC EMS ENCLOSURE. ENCLOSE EXISTING EMS GARAGE	CO-001978-2023	5855 SIENNA SPRINGS WAY Missouri City, 77459
10/5/2023	Fort Bend Pkwy Retail Shell A - Tract 7 - 1 story retail shell building	CO-002672-2024	20330 FORT BEND PKWY Missouri City, TX 77459
10/4/2023	Fast Stop 1171 - Gas Station. C Store	CO-001963-2023	1925 FM 1092 RD Missouri City, 77459
10/3/2023	Fort Bend Pkwy Retail Shell B - Tract 7 - Civil, Landscape, and Shell	CO-002673-2024	20340 FORT BEND TLWY MISS, TX 77459
10/3/2023	ROSS - One Story interior retail Space build out with associated Service Rooms	CO-001924-2023	10439 Hwy 6 Missouri City, TX 77459

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9/23/2024	5/15/2024	office expansion	737 S CRAVENS RD Unit: 100 MISSOURI CITY, TX 77489	Issued	1510	\$105,700.00	Commercial Alteration
9/23/2024	7/3/2024	Fred Loya Insurance Office	5425 SH 6 Unit: B200 Missouri City, TX 77459	Issued	1367	\$80,000.00	Commercial Interior Buildout
9/18/2024	3/4/2024	16 Handles - REMODEL OF AN EXISTING 2,073 SF COMMERCIAL S	3434 FM 1092 RD Unit: 310 Missouri City, TX 77459	Issued	2073	\$210,000.00	Commercial Alteration
9/16/2024	5/3/2024	Adding 4 exterior security shutters	4899 SH SH 6 Unit: 101B MISS, TX 77459	Issued	0	\$17,714.03	Commercial Alteration
9/16/2024	7/1/2024	We are adding 2 interior walls to the inside of the warehouse to cr	13513 S S GESSNER RD RD Unit: 100 Missouri City, TX 77489	Issued	336	\$30,000.00	Commercial Alteration
9/13/2024	4/2/2024	TAPIOCA	4899 SH 6 Unit: 111D Missouri city, TX 77459	Issued	1500	\$48,000.00	Commercial Interior Buildout
9/11/2024	3/18/2024	To provide and install bays of selective pallet racking	14523 FAIRWAY PINES DR Missouri City, TX 77489	Issued	44084	\$500,000.00	Commercial Racking System
9/11/2024	7/1/2024	12th Hole Donut Shop	5822 SIENNA PKWY Unit: 900 MISSOURI CITY, TX 77459	Issued	1200	\$80,000.00	Commercial Interior Buildout
9/9/2024	5/3/2024	Commercial Interior Buildout of an existing space.	3634 GLENN LAKES LN Unit: 140 Missouri City, TX 77459	Issued	4400	\$35,000.00	Commercial Interior Buildout
9/6/2024	9/5/2024	Mundial Industrial Pump House FP - Reviewed & Approved under	13833 Pike RD MISSOURI CITY, 77459	Issued	0	\$10,000.00	Commercial Shell
9/4/2024	2/29/2024	Divana Massage - Lease Space Bldout.	9720 Hwy 6 Unit: 500 Missouri City, 77459	Issued	1488	\$45,000.00	Commercial Interior Buildout
9/4/2024	3/26/2024	New racks installed for high pile	702 S CRAVENS RD Unit: 100 MISSOURI CITY, TX 77489	Issued	18912	\$0.00	Commercial Alteration
9/3/2024	4/4/2024	SHB Sienna Office Center - New construction of underground storm, sanitary and water utilities, grading, concrete paving, and pad preparation of 5.1785 acres for construction of 7 single story office buildings.	6110 SIENNA RANCH RD Missouri City, TX 77459	Issued	225575	\$1,400,000.00	Commercial Civil
8/30/2024	5/31/2024	Adding partition walls with electrical outlets in a 2000 sf existing office area.	5320 SH SH 6 Missouri City, TX 77459	Issued	2000	\$40,000.00	Commercial Alteration
8/30/2024	1/17/2024	first time interior build out	4899 SH 6 Unit: 118A MISSOURI CITY, TX 77459	Issued	2000	\$95,000.00	Commercial Interior Buildout
8/23/2024	3/1/2024	First Watch - Tenant finish out of empty vanilla shell to a new restaurant. This is a leased space that has never been previously occupied.	9004 Sienna Crossing DR Bldg D Unit: 200 Missouri City, TX 77459	Issued	6300	\$750,000.00	Commercial Interior Buildout

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8/21/2024	5/29/2024	Relocating two classroom buildings from one FBISD school location to Elkin High School	7007 KNIGHTS CT Missouri City, TX 77459	Issued	3074	\$180,000.00	Commercial Addition
8/15/2024	5/20/2024	Buffalo Wild Wings - Tenant Build-Out of an existing 9,200 sq ft bldg. previously permitted as "M" occupancy, Type II-B construction. AI	20330 FORT BEND TLWY Unit: 100 MISS, TX 77459	Issued	5619	\$650,000.00	Commercial Interior Buildout
7/31/2024	4/19/2024	Commercial interior buildout of existing space	3634 GLENN LAKES LN Unit: 190 Missouri City, TX 77459	Issued	1723	\$30,000.00	Commercial Interior Buildout
7/31/2024	4/26/2024	Daily Fresh Delicious - Interior remodel for a new take out kitchen (take-out only - no dining).	7260 SH 6 Unit: 200 Missouri City, TX 77459	Issued	1211	\$60,000.00	Commercial Alteration
7/29/2024	6/14/2024	Watermill - REMOVE/REPLACE EXISTING WITH NEW PRE-MFG, STAND-ALONE, UNMANNED WATER VENDING STATION THAT HAS BEEN APPROVED BY THE STATE OF TEXAS	1603 1/2 CARTWRIGHT RD Missouri City, TX 77489	Issued	106	\$30,000.00	Commercial Ground Up Construction
7/29/2024	10/16/2023	this project consists of upgrades to the refrigerated display cases, gondola shelvng and end caps and relocations at various department within the store with some MEP modifications.	4724 SH 6 Missouri City, TX 77459	Issued	900	\$28,000.00	Commercial Alteration
7/29/2024	4/1/2024	Pickle Ball Courts - Centerpoint correct address is 182 1/2 Island Blvd	182 1/2 ISLAND BLVD Missouri City, TX 77459	Issued	0	\$132,000.00	Commercial Alteration
7/26/2024	1/25/2023	Chick Fil-A - Civil & site work; demo, site plan, paving grading storm drain landscaping	9130 SH 6 MISS, TX 77459	Complete	4845	\$520,000.00	Commercial Ground Up Construction
7/26/2024	12/29/2022	Drive Thru Canopy, New team member access door, Tormax Drive-thru Door, new ice machine, hand sink, new ice dream machine, dump sink, filtered water faucet, new split system HVAC and new stainless-steel counters and table. There may be minor site work required to modify the driveway slope and curbing where the new team member access door and Tormax Drive-thru door will be installed. PDC	9130 SH 6 Missouri City, TX 77459	Complete	4845	\$520,000.00	Commercial Alteration
7/24/2024	3/8/2024	Install high pile racking in existing tenant occupancy	521 US US 90A Unit: 170 MISS, TX 77489	Issued	31140	\$20,000.00	Commercial Racking System
7/11/2024	3/13/2024	Oakwick Forest Center - Civil Sitework for grading, underground detention system, site utilities and landscaping (separate permits for shell & bldouts)	9830 6 Missouri City, TX 77459	Issued	5500	\$1,000,000.00	Commercial Civil
7/11/2024	4/20/2024	FBISD Palmer ES - Relocation of two existing classroom buildings to new site. Work will connect to existing building by covered bridge with relocated stair	4208 CROW VALLEY DR Missouri City, TX 77459	Issued	3072	\$90,000.00	Commercial Addition

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7/5/2024	4/11/2024	FBISD Lantern Lane Elementary School - LOWER ELEMENTARY PLAY AREA WITH POURED IN PLACE (P.I.P.) RUBBER SURFACING AND METAL SHADE CANOPY WITH BELOW P.I.P. RUBBER CATCH BASINS AREA WITH NEW UPPER ELEMENTARY PLAYING AREA THAT HAS POURED IN PLACE (P.I.P.) RUBBER SURFACING AND METAL SHADE CANOPY WITH BELOW P.I.P. RUBBER CATCH BASINS AND TRENCH DRAINS TO CONNECT TO CAMPUS STORM SYSTEM.	3323 MISSION VALLEY DR Missouri City, TX 77459	Issued	1980	\$554,045.00	Commercial Ground Up Construction
7/5/2024	4/11/2024	FBISD Armstrong Elementary School - LOWER ELEMENTARY PLAY AREA WITH POURED IN PLACE (P.I.P.) RUBBER SURFACING AND METAL SHADE CANOPY WITH BELOW P.I.P. RUBBER CATCH BASINS AND TRENCH DRAINS TO CONNECT TO CAMPUS STORM SYSTEM. STANDARD FBISD 5FT WIDE CONCRETE WALKING TRAIL.	3440 INDEPENDENCE BLVD Missouri City, TX 77477	Issued	8121	\$606,289.00	Commercial Ground Up Construction
7/5/2024	5/17/2024	Installation of an unenclosed Shade Structure over a playground area.	1535 KENFOREST DR Missouri City, TX 77489	Issued	1767	\$19,160.00	Commercial Addition
7/2/2024	5/1/2024	Build a new single story office space in an existing shell building.	15005 E HAMPTON CIR Missouri City, TX 77071	Issued	2734	\$250,000.00	Commercial Interior Buildout
6/28/2024	2/8/2024	Philly Boyz Cheese Steaks - Install hardwood flooring throughout. Build storage room, 3 doors, and commercial kitchen hood.	1715 TEXAS PKWY Missouri City, TX 77489	Complete	1900	\$44,329.71	Commercial Alteration
6/27/2024	5/3/2024	Pet Wants - First time buildout into pet food store	6146 SH 6 Missouri City, TX 77459	Issued	1513	\$90,000.00	Commercial Alteration
6/24/2024	4/25/2024	SouthSide Contractors - Buildout in existing building	3634 GLENN LAKES LN LN Unit: 180 Missouri City, TX 77459	Issued	1503	\$30,000.00	Commercial Interior Buildout
6/24/2024	4/25/2024	SouthSide Contractors - Buildout in existing building	3634 GLENN LAKES LN Unit: 170 Missouri City, TX 77459	Issued	1520	\$30,000.00	Commercial Interior Buildout
6/21/2024	11/30/2023	Oyster Creek Smoke shop - existing suite, to be divided in 2 areas. To create 1300 SF., new Smoke shop Retail business , without plumbing changes & using the existing A/C units.	9402 SH 6 Unit: 400 Missouri City, TX 77459	Issued	1300	\$20,000.00	Commercial Alteration
6/21/2024	3/26/2024	AKA Wireless Inc - framing nonstructural wall, steel stud, and outlet.	1761 TEXAS PKWY Missouri City, TX 77489	Issued	0	\$35,000.00	Commercial Alteration
6/21/2024	3/9/2024	Gayatri Bahvan - Restaurant in an existing one story mercantile building.	7022 SH 6 Unit: 500 Missouri City, TX 77459	Issued	1825	\$73,000.00	Commercial Interior Buildout
6/20/2024	3/14/2024	HEB GROCERY COMPANY - store remodel consists of upgrades to refrigerated display cases with MEP modifications as well as putting in new refrigerated cases, patch and repair as required on the sales floor.	8900 SH SH 6 MISSOURI CITY, TX 77459	Issued	900	\$38,000.00	Commercial Alteration

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6/20/2024	3/12/2024	Spring Green Pharmacy -Tenant build out	4899 SH 6 Unit: 116F Missouri City, TX 77459	Issued	1732	\$48,000.00	Commercial Interior Buildout
6/17/2024	5/30/2024	LIFETIME FITNESS - Occupancy Modification for the Gym, Room # 219. Now a Multiple Function Room for Kid's Camps so adding an E (Educational) occupancy classification to the existing A3 classification	8421 SH 6 Unit: Room 219 MISS, TX 77459	Complete	12203	\$500.00	Commercial Alteration
6/14/2024	5/29/2024	Action Behavior Centers - Wall removal	8570 SIENNA SPRINGS BLVD BLVD Missouri City, TX 77459	Issued	30	\$5,000.00	Commercial Alteration
6/14/2024	4/18/2024	Rally House - minor interior alteration of an existing retail tenant space for a new retail tenant. Scope includes carpentry and electrical work only.	5748 Hwy 6 Unit: Suite 7 Missouri City, TX 77459	Issued	7520	\$100,000.00	Commercial Alteration
6/13/2024	1/22/2024	Sri Kateel LLC - combine units 1401 and 1402 to ONE unit.	7070 Knights Court Unit: 1402 MISSOURI CITY, TX 77459	Issued	2400	\$8,300.00	Commercial Alteration
6/11/2024	5/10/2024	City Project - Replace pavers with concrete in front of City Hall, Phase 2	1522 TEXAS PKWY Missouri City, TX 77489	Issued	9000	\$425,156.00	Commercial Alteration
6/10/2024	4/22/2024	CityPark Logistics Center B3 - - ADDING NEW OFFSTREET PARKING SPACES, PARKING AND PEDESTRIAN WALK PATH STRIPING, NEW MASONRY TRASH ENCLOSURE, AND CONCRETE PEDESTRIAN RAMP	12613 CITYPARK DR Bldg 3 Missouri City, TX 77071	Issued	21731	\$210,000.00	Commercial Addition
6/3/2024	4/4/2024	Texas Children's Hospital Specialty Pharmacy - 36,000 SF BUILD OUT existing distribution warehouse and office space compounding pharmacy + 4,000 SF of shell future expansion space.	12613 CITYPARK DR Unit: 200 Missouri City, TX 77071	Issued	40000	\$18,868,890.00	Commercial Interior Buildout
5/31/2024	4/18/2024	Wellby Financial - REPAIR TO EXTERIOR CANOPY THAT WAS RIPPED OFF BY A TRUCK. TOUCH-UP TO A FEW EXTERIOR PANELS. NOTHING INTERIOR.	8215 SH SH 6 Missouri City, TX 77459	Issued	0	\$125,000.00	Commercial Alteration
5/29/2024	8/7/2023	QUICK QUACK CARWASH CAR WASH FACILITY TO INCLUDE OFFICE AND STAFF LOUNGE AREA	20320 FORT BEND TLWY MISS, TX 77459	Issued	6342	\$725,000.00	Commercial Ground Up Construction
5/28/2024	4/1/2024	MD ANDERSON MISSOURI CITY - GRADING, DRAINAGE, PAVEMENT, AND UTILITIES TO SERVE	8102 SH 6 Missouri City, TX 77459	Issued	0	\$2,000,000.00	Commercial Civil
5/28/2024	10/1/2023	White Box only - First time lease space build out for a white box project; only get ready for future tenant. The future tenant will apply their own permit if any changes made.	2755 Texas PKWY Unit: 108 Missouri City, TX 77489	Complete	1325	\$34,800.00	Commercial Interior Buildout
5/28/2024	4/3/2024	Bernardo Pitel Jiu Jitsu - This is not a shell space. What we are constructing on is a space that has a previously built restroom with plumbing and sewage.	5425 SH 6 Unit: B100 MISS, TX 77459	Issued	2450	\$52,000.00	Commercial Alteration
5/21/2024	5/9/2024	Interior Wall Addition	13238 S GESSNER RD Missouri City, TX 77489	Complete	0	\$6,300.00	Commercial Alteration
5/21/2024	1/30/2024	THE SCOPE OF WORK FOR THIS PROJECT INCLUDES 1114 SF OF NEW INTERIOR OFFICE SPACE WITHIN AN EXISTING WAREHOUSE, NEW EXTERIOR RAMP, AND PT LEVELER	12613 CITYPARK DR Unit: 300 Missouri City, TX 77071	Issued	21731	\$200,000.00	Commercial Interior Buildout

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
5/20/2024	3/14/2023	JR Tire Shop and parking lot. Existing building and shed are to remain.	13938 PIKE RD Missouri City, 77489	Issued	3020	\$300,000.00	Commercial Ground Up Construction
5/17/2024	4/12/2024	IKan International, LLC - Minor modifications to combine existing suite 140 and 160 into a single suite known as suite 140. Creating 4 new openings. Existing electrical services to be combined into a new single service.	10207 S SAM HOUSTON PKWY W Unit: #140 Missouri City, TX 77489	Complete	21369	\$15,000.00	Commercial Alteration
5/14/2024	7/24/2023	Building 4 of 5. This project consists of (1) 2-story climatized storage building with office and (4) exterior access non-climate buildings. TPO Roof on building 1 and metal roof on buildings 2-5. Slab on grade foundation and metal stud construction. MEP, Utilities, paving and landscape.	18651 Vicksburg BLVD Unit: 4	Issued	7620	\$450,000.00	Commercial Ground Up Construction
5/14/2024	7/24/2023	Building 5 of 5. This project consists of (1) 2-story climatized storage building with office and (4) exterior access non-climate buildings. TPO Roof on building 1 and metal roof on buildings 2-5. Slab on grade foundation and metal stud construction. MEP, Utilities, paving and landscape.	18651 Vicksburg BLVD Unit: 5	Issued	5775	\$340,000.00	Commercial Ground Up Construction
5/14/2024	7/24/2023	Building 3 of 5. This project consists of (1) 2-story climatized storage building with office and (4) exterior access non-climate buildings. TPO Roof on building 1 and metal roof on buildings 2-5. Slab on grade foundation and metal stud construction. MEP, Utilities, paving and landscape.	18651 Vicksburg BLVD Unit: Building 3 Missouri City, TX	Issued	2800	\$165,000.00	Commercial Ground Up Construction
5/13/2024	11/15/2023	CHICK-FIL-A - COMMERCIAL GROUND UP BLDG. & DRIVE THRU CANOPY	20310 FORT BEND TLWY MISS, TX 77459	Issued	4945	\$1,200,000.00	Commercial Ground Up Construction
5/9/2024	7/21/2023	Building 1 of 5. This project consists of (1) 2-story climatized storage building with office and (4) exterior access non-climate buildings. TPO Roof on building 1 and metal roof on buildings 2-5. Slab on grade foundation and metal stud construction. MEP, Utilities, paving and landscape.	18651 Vicksburg BLVD Unit: Building 1 Missouri City, TX 77459	Issued	56125	\$8,035,000.00	Commercial Ground Up Construction
5/9/2024	7/21/2023	Building 2 of 5. This project consists of (1) 2-story climatized storage building with office and (4) exterior access non-climate buildings. TPO Roof on building 1 and metal roof on buildings 2-5. Slab on grade foundation and metal stud construction. MEP, Utilities, paving and landscape.	18651 Vicksburg BLVD Unit: 2	Issued	3580	\$210,000.00	Commercial Ground Up Construction
5/3/2024	12/3/2023	EOS Fitness - civil -site, Paving, grading, underground utilities, & landscaping to serve future EoS Fitness building. (EOS Commercial Ground Up / Shell Bldg under COM-002286-2024))	20160 Fort Bend Tlwy Missouri City, TX 77459	Issued	0	\$1,200,000.00	Commercial Civil

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
5/3/2024	11/3/2023	Interior alteration in support of new industrial process equipment. Limited floor and ceiling demolition; modifications to plumbing and electrical systems; new thickened, reinforced floor slabs; modifications to existing ceiling.	14810 FAIRWAY PINES DR Missouri City, TX 77489	Issued	7000	\$360,000.00	Commercial Alteration
5/1/2024	3/1/2024	OCURA IMAGING - Demolishing an interior wall and relocating it a couple feet back.	8721 SH SH 6 Unit: 200 Missouri City, TX 77459	Complete	207	\$25,000.00	Commercial Alteration
4/26/2024	1/4/2024	This is the vacant lease space of 1,837 sf, to be the white box of 1,837	2031 FM 1092 Unit: A MISSOURI CITY, TX 77459	Issued	1837	\$25,000.00	Commercial Interior Buildout
4/25/2024	2/6/2024	Install pallet racks	15005 E HAMPTON CIR HOU, TX 77071	Issued	0	\$150,000.00	Commercial Racking System
4/25/2024	10/11/2023	Sienna Music Studio - tenant space remodeling	7746 SH 6 Unit: D MISSOURI CITY, TX 77459	Complete	2000	\$48,417.00	Commercial Alteration
4/24/2024	2/1/2024	Elite - dental office	20220 FORT BEND TLWY TLWY Unit: 120 Missouri City, TX 77459	Issued	2100	\$311,607.00	Commercial Interior Buildout
4/19/2024	2/29/2024	Installed racking in 2012.	13443 S S GESSNER RD Unit: 100 MISSOURI CITY, TX 77489	Issued	93224	\$457,411.53	Commercial Racking System
4/16/2024	8/23/2023	Optometry Buildout	5822 Sienna Parkway, Suite 500 Missouri City, TX 77459	Issued	1800	\$180,000.00	Commercial Interior Buildout
4/9/2024	6/10/2022	Civil & Shell Only - Sienna Grand Plaza	8701 Hwy 6 Missouri City, TX 77459	Issued	48780	\$1,051,000.00	Commercial Ground Up Construction
4/8/2024	1/18/2024	Rooftop solar panel installation	4806 RIVERSTONE BLVD Missouri City, TX 77459	Issued	1235	\$53,317.00	Commercial Alteration
4/4/2024	11/9/2023	Gym & Smoothie Shop	8035 SH 6 Unit: 141 Missouri City, TX 77459	Issued	1359	\$150,000.00	Commercial Alteration
4/2/2024	12/13/2023	New classroom building behind main WIDE School	2777 DULLES AVE MISSOURI CITY, TX 77459	Issued	6883	\$1,375,000.00	Commercial Addition
4/1/2024	7/30/2019	Montemayor Warehouse St Bldg A	11519 N GARDEN ST Unit: A Missouri City, TX 77071	Issued	6300	\$245,000.00	Commercial Ground Up Construction
3/28/2024	12/5/2023	Flexx Lounge & Bistro - Contruction buildout for restaurant	9720 Hwy 6 Unit: 400 Missouri City, TX 77459	Issued	1800	\$25,000.00	Commercial Interior Buildout
3/27/2024	2/20/2024	Therapeutic Alliance and Testing Center - Create a 8x8 open at existing wall that current separates two suites.	7070 KNIGHTS CT Unit: 1301 - 1302 Missouri City, TX 77459	Complete	2300	\$8,000.00	Commercial Alteration
3/27/2024	2/13/2024	Access Control	13255 Stafford Road Unit: Suite 400 Missouri City, TX 77489	Issued	11700	\$3,000.00	Commercial Addition
3/27/2024	2/21/2024	Installing 9 exterior piers & 0 interior piers	4855 RIVERSTONE BLVD BLVD Unit: 100 Missouri City, TX 77459	Issued	9	\$5,400.00	Commercial Alteration

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
3/22/2024	10/25/2023	Tract 7 Bldg B FBTC - Riser Room	20340 FORT BEND TLWY MISS, TX 77459	Issued	0	\$45,000.00	Commercial Alteration
3/21/2024	2/5/2024	installation of electronic locks	4220 CARTWRIGHT RD Unit: 901 Missouri City, TX 77459	Issued	0	\$5,000.00	Commercial Alteration
3/21/2024	1/18/2024	PBNA WEST HOUSTON	12700 CITYPARK DR Missouri City, TX 77489	Issued	0	\$20,000.00	Commercial Alteration
3/21/2024	1/8/2024	installation of electronic locks	9600 SCANLAN TRCE Missouri City, TX 77459	Issued	0	\$5,500.00	Commercial Alteration
3/11/2024	12/13/2023	Proposed Insurance Office	4899 HWY 6 Unit: 115F Missouri City, TX 77489	Issued	997	\$38,000.00	Commercial Interior Buildout
3/8/2024	1/3/2024	Texas Air Systems - Interior Office remodel	9021 S SAM HOUSTON PKWY W Unit: 100 Missouri City, TX 77489	Issued	35898	\$540,000.00	Commercial Alteration
3/5/2024	8/28/2023	Howdy Hot Chicken - Lease Space Buildout	10407 SH 6 Unit: 140 MISSOURI CITY, TX 77459	Complete	1949	\$200,000.00	Commercial Interior Buildout
2/22/2024	11/29/2023	Platinum Touch Oral and Facial Surgery - Interior build out of a dental office	9029 SH 6 Unit: 100 Missouri City, TX 77459	Complete	2953	\$295,300.00	Commercial Interior Buildout
2/20/2024	11/20/2023	interior renovation of an existing retail space, re-painting, upgrade sales fixtures, upgrade bathroom finishes, widening opening to back of house.	5754 SH SH 6 MISS, TX 77459	Issued	8084	\$50,000.00	Commercial Alteration
2/19/2024	1/9/2024	Minor interior remodel to existing Kroger grocery store	10250 SH 6 Missouri City, TX 77459	Issued	100240	\$350,000.00	Commercial Alteration
2/6/2024	9/11/2023	Replace (2) cooling towers.	9929 HWY 6 Missouri City, 77459	Issued	21600	\$430,600.00	Commercial Alteration
2/6/2024	10/1/2023	Gyro Republic - TENANT FINISH-OUT OF A NEW RETAIL SHELL STRIP CENTER SPACE INTO A NEW GYRO REPUBLIC RESTAURANT	20340 FORT BEND TLWY Unit: 100 Missouri City, TX 77459	Complete	2000	\$400,000.00	Commercial Interior Buildout
2/5/2024	11/17/2023	Tenant Improvements for Coco Bella Hair & Beauty No 1	10330 SH 6 Unit: H Missouri City, TX 77459	Issued	12530	\$40,000.00	Commercial Alteration
2/5/2024	1/19/2024	Tang City Community Village - Unit B10 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B10 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B7 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B7 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B9 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B9 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
2/5/2024	1/19/2024	Tang City Community Village - Unit B6- Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B6 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B8 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B8 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B5- Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B5 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B4 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B4 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B2- Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B2 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B3 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B3 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/5/2024	1/19/2024	Tang City Community Village - Unit B1- Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901425	111 DREAM CT Bldg B Unit: B1 Missouri City, TX 77489	Issued	1470	\$15,000.00	Commercial Interior Buildout
2/3/2024	12/14/2023	Optimal Health - THIS PERMIT IS FOR HIGH PILES STORAGE. NO OTHER WORK BEING DONE	525 S CRAVENS RD Unit: 100 MISSOURI CITY, TX 77489	Complete	0	\$45,000.00	Commercial Racking System
2/1/2024	10/16/2023	Pho To Go - Interior build-out for a pho restaurant	2710 FM 1092 RD Unit: B MISS, TX 77459	Issued	5408	\$150,000.00	Commercial Interior Buildout
2/1/2024	11/21/2023	Solar Panels	14915 E HAMPTON CIR Missouri City, TX 77071	Issued	0	\$269,898.00	Commercial Alteration
1/31/2024	9/27/2023	METRO park and ride garage - site development for Fort Bend Town Center III - Metro garage and all required utilities for the site.	20525 Fort Bend Parkway Missouri City, TX 77459	Issued	250000	\$39,158,405.00	Commercial Ground Up Construction
1/31/2024	7/27/2023	Office remodeling	611 S cravens Rd Unit: 100 missouri city, TX 77489	Issued	2000	\$23,000.00	Commercial Alteration
1/30/2024	1/13/2023	Shell building B - Shell building only	9320 SH 6 Unit: Bldg B Missouri City, TX 77459	Issued	38598	\$6,000,000.00	Commercial Shell

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
1/29/2024	1/26/2023	SIENNA CROSSING Lot-4 / Retail Building C Sitework and new ground-up construction of 1 shell building (Building C) to be leased to multiple tenants. Each tenant lease space is to be permitted under separate permit. Shell Building 'D' on Lot-4 permitted separately.	9010 SIENNA CROSSING DR Unit: Bldg C Missouri City, TX 77459	Issued	28595	\$4,300,000.00	Commercial Ground Up Construction
1/29/2024	12/21/2023	Addition of 15' x 21' open air awning over customer equipment with 6' chain link fence surround. Install of electrical disconnects to existing electrical service for customer equipment.	12515 CITYPARK DR Unit: 300 Missouri City, TX 77071	Issued	315	\$7,000.00	Commercial Addition
1/29/2024	11/25/2023	Tao Tao Tea - first time interior build out of a new tea house	20340 Fort Bend Parkway Unit: 120 Missouri City, TX 77459	Complete	1200	\$100,000.00	Commercial Interior Buildout
1/29/2024	9/28/2023	Next Level Kutz - Buildout of new salon	9720 Hwy 6 Unit: 1000J Missouri City, TX 77459	Issued	1955	\$40,000.00	Commercial Alteration
1/26/2024	12/20/2023	Houston First Baptist Church - Remodel of existing retail storefront business. Adding a church related counseling center, consisting of 3 counseling offices, admin, storage and new ADA restroom	4407 SIENNA PKWY Unit: 200 MISS, TX 77459	Complete	1050	\$45,500.00	Commercial Interior Buildout
1/26/2024	9/30/2023	Poke Poki - remodel existing yogurt shop to be a new restaurant	5938 SH 6 Missouri City, TX 77459	Complete	1532	\$48,000.00	Commercial Alteration
1/25/2024	11/7/2023	Access control deferred submittal.	10 Harris Dr MISS, TX 77459	Issued	0	\$110,402.00	Commercial Alteration
1/25/2024	12/8/2023	A 2,629 square-foot tenant expansion project for an existing suite for Action Behavior Centers office and therapyclinic.	8570 SIENNA SPRINGS BLVD Unit: B & C MISS, TX 77459	Complete	2629	\$150,000.00	Commercial Alteration
1/25/2024	7/14/2023	Replacement of retail area display racks	10427 SH 6 MISSOURI CITY, TX 77459	Issued	2077	\$60,000.00	Commercial Alteration
1/24/2024	2/6/2023	Bldg D - New shell building construction to be leased to multiple tenants. Each tenant space is to be permitted under separate permit. Civill / Ground Up / Sitework permitted separately (COM-001334-2023).	9004 Sienna Crossing Unit: Bldg D Missouri City, 77459	Issued	6300	\$1,500,000.00	Commercial Ground Up Construction
1/24/2024	1/19/2024	Tang City Community Village - Unit A5 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A5 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout
1/24/2024	1/19/2024	Tang City Community Village - Unit A9 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A9 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout
1/24/2024	1/19/2024	Tang City Community Village - Unit A8 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A8 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
1/24/2024	1/19/2024	Tang City Community Village - Unit A3 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A3 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout
1/24/2024	1/19/2024	Tang City Community Village - Unit A4 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A4 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout
1/24/2024	1/19/2024	Tang City Community Village - Unit A10 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A10 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout
1/24/2024	1/19/2024	Tang City Community Village - Unit A7 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A7 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout
1/24/2024	1/19/2024	Tang City Community Village - Unit A6 - Interior buildout of new lease space - Plan review completed as part of ground up construction permit COM1901424	111 DREAM CT Bldg A Unit: A6 Missouri City, TX 77489	Issued	15000	\$0.00	Commercial Interior Buildout
1/22/2024	11/14/2023	Bearden Investments - EXISTING 3750 SF WAREHOUSE SPACE. 580 SF TO BE CONVERTED TO OFFICE W/ RESTROOM. 3170 SF IS TO REMAIN WAREHOUSE. EXISTING WAREHOUSE SPACE IS TO REMAIN AS-IS.	13215 STAFFORD RD RD Unit: 100 Missouri City, TX 77489	Complete	3750	\$29,000.00	Commercial Alteration
1/19/2024	8/7/2023	Renzo Gracie Brazilian Jiu Jitsu - Interior tenant build out to martial arts training	1021 LAKE OLYMPIA PKWY Unit: 950 MISSOURI CITY, TX 77459	Issued	3100	\$150,000.00	Commercial Interior Buildout
1/18/2024	1/16/2024	Fort Bend County Clinical Health Services: Missouri City Annex-Clinic. Interior renovation to a medical suite.	307 TEXAS PKWY Missouri City, TX 77489	Complete	1900	\$100,000.00	Commercial Alteration
1/12/2024	10/12/2023	Interior Renovation of existing Starbucks with EXTERIOR WORK -- update DT Equipment, new trash enclosure, new parking stalls/stripping, new site curbing	9650 SH 6 Missouri City, TX 77459	Issued	1685	\$250,000.00	Commercial Alteration
1/9/2024	11/3/2023	Existing 8560 SF Office/Warehouse. New 194 SF Office to be constructed within existing warehouse space. All other existing elements within the space are to remain.	13203 STAFFORD RD Unit: 100 Missouri City, TX 77489	Issued	194	\$10,000.00	Commercial Alteration
1/5/2024	9/27/2023	Interior build out construction for a small restaurant.	4899 Highway 6 S Unit: #112D MISSOURI CITY, TX 77459	Issued	1495	\$48,000.00	Commercial Interior Buildout
1/4/2024	4/14/2023	Lease space buildout for dental office	1021 Lake Olympia PKWY Unit: 800 Missouri City, 77459	Issued	2200	\$250,000.00	Commercial Interior Buildout

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
1/3/2024	9/14/2023	Sapporo Sushi - first time interior build out of a new restaurant	20340 FORT BEND TLWY Unit: 140 MISS, TX 77459	Complete	3200	\$300,000.00	Commercial Interior Buildout
1/3/2024	6/13/2023	Replacing existing shed - Connerstone Baptist Church	2719 KINGSBROOK LN Missouri City, TX 77459	Issued	440	\$22,000.00	Commercial Addition
1/2/2024	6/26/2023	Proposed Shell Box	4899 6 Unit: 116A Missouri City, 77459	Issued	803	\$22,000.00	Commercial Interior Buildout
12/27/2023	10/31/2023	Demolition of a few existing walls, repair sheet rock, paint, & install new tile flooring.	8027 SH 6 Unit: 300 MISS, TX 77459	Complete	1500	\$20,000.00	Commercial Alteration
12/27/2023	7/27/2023	Commercial Lease Space Buildout for Liquor Store	1021 Lake Olympia Pkwy Unit: 300 Missouri City , TX 77459	Issued	2000	\$150,000.00	Commercial Interior Buildout
12/20/2023	10/2/2023	EAGLE CLEANERS - Interior build-out for dry cleaners	2710 FM 1092 RD Unit: C MISS, TX 77459	Issued	1980	\$80,000.00	Commercial Interior Buildout
12/18/2023	8/18/2023	Bliss Nails - Interior build-out for nail salon	2710 FM 1092 RD Unit: A MISS, TX 77459	Complete	2666	\$80,000.00	Commercial Interior Buildout
12/14/2023	7/21/2023	Submission of supplemental drawings for an indoor play structure.	4309 Sienna PKWY Missouri City, TX 77459	Issued	1213	\$230,000.00	Commercial Alteration
12/14/2023	9/8/2023	Marble Slab Creamery & Great American Cookies of 1,600sf	20330 FORT BEND TLWY Unit: 130 Missouri City, TX 77459	Complete	1600	\$171,300.00	Commercial Interior Buildout
12/5/2023	8/21/2023	Interior build-out for boba desserts	2710 FM 1092 Unit: F MISS, TX 77459	Issued	930	\$49,000.00	Commercial Interior Buildout
12/5/2023	10/11/2023	Princewell Inc. (Patience Alabi) - A medical office and pharmacy build-out	2710 FM 1092 RD Unit: E MISS, TX 77459	Complete	1586	\$45,000.00	Commercial Interior Buildout
12/5/2023	8/18/2023	Luxury Exchange (Doan Associates) - A financial & tax office build-out	2710 FM 1092 RD Unit: D Missouri City, TX 77459	Complete	780	\$30,000.00	Commercial Interior Buildout
11/15/2023	10/23/2023	Optimal Health - Golden Max LLC, dba Optimal - PROJECT IS 118,068 SF TOTAL WITH 9,721 SF OF INTERIOR BUILD-OUT IN AN EXISTING SHELL BUILDING. THERE IS NO EXTERIOR WORK. ALL BUILDINGS , PARKING, AND SITE WORK ARE EXISTING	525 S Cravens RD Unit: 100 Missouri City, TX 77489	Complete	9712	\$1,000,000.00	Commercial Interior Buildout
11/9/2023	11/28/2022	Conversion and Remodel of large building into a C-Store, Louisiana Kitchen and Shell Space	1302 FM 1092 RD Missouri City, TX 77459	Issued	11078	\$808,000.00	Commercial Ground Up Construction
11/8/2023	10/27/2023	Fixing the damages caused due to an accident	3754 CARTWRIGHT RD MISS, TX 77459	Issued	150	\$16,000.00	Commercial Alteration
10/25/2023	8/16/2023	Medical Equipment Exchange Project. Interior remodeling of approximately 481 S.F. of an existing Cancer Center CT Room on the first floor, to accommodate replacement of existing CT equipment and minor cosmetic upgrades.	8780 SH SH 6 Unit: B MISSOURI CITY, TX 77459	Complete	481	\$120,000.00	Commercial Alteration

Issue Date	Application Date	Description	Address	Status	Square Feet	Valuation	Work Class
10/25/2023	7/18/2023	PJ's Coffee of New Orleans brand coffee shop with a drive-through. All Architectural, M, P, and E necessary for a complete Tenant Improvement build-out.	5822 SIENNA PKWY Unit: 100 Missouri City, 77459	Issued	1819	\$200,000.00	Commercial Alteration
10/24/2023	6/12/2023	Access Health - Installation of mobile trailer building on existing site to be used as an outpatient medical clinic. Ramps and new parking lot striping added to provide access. Utilities brought to site as required.	7707 SH 6 Unit: B Missouri City, TX 77459	Issued	4060	\$339,765.00	Commercial Ground Up Construction
10/23/2023	8/1/2023	Interior & Exterior updates to walls, doors, electrical devices, and HVAC demo.	1919 Scanlin Road Unit: Traffic Signal Shop Missouri City, TX 77489	Issued	881	\$111,738.00	Commercial Alteration
10/23/2023	8/11/2023	Interior/Exterior repairs and upgrades.	2496 Texas Parkway Missouri City, TX 77489	Issued	8468	\$18,178.87	Commercial Alteration
10/23/2023	10/13/2023	City project - Police Substation - Interior build out of commercial lease space, with non-structural metal stud walls, electrical, millwork and painting.	10330 SH 6 Unit: K Missouri City, TX 77459	Issued	1200	\$21,056.23	Commercial Alteration
10/13/2023	8/11/2023	Interior/Exterior repairs and upgrades.	1919 SCANLIN RD Unit: BLDG A MISS, TX 77489	Issued	3682	\$97,791.62	Commercial Alteration
10/12/2023	7/20/2023	Temporary Emergency Access Road Plans to serve "The Dinerstein Companies - Hwy 6 & Vicksburg Blvd"	9944 HWY 6 Missouri City, TX 77459	Issued	1537421	\$10,000.00	Commercial Civil
10/10/2023	7/14/2022	Mundial Industrial Business Park Bldg. B - Shell Only	13820 S Gessner RD Unit: Bldg B Missouri City, TX 77489	Issued	20000	\$1,592,000.00	Commercial Shell
10/6/2023	8/1/2023	Autism Therapy Services - access control	5819 Hwy 6 Unit: 360 Missouri City, 77459	Issued	0	\$5,000.00	Commercial Alteration
10/3/2023	3/31/2023	Installing 1 electronic lock	7070 KNIGHTS CT Unit: 601 Missouri City, 77459	Issued	1071	\$3,000.00	Commercial Alteration
10/3/2023	6/20/2023	Texas Air Systems - Interior Office Remodel and expansion into existing warehouse	521 US 90A Unit: #170 MISSOURI CITY, TX 77489	Complete	4234	\$342,000.00	Commercial Alteration
10/2/2023	7/17/2023	POLYMAKER - Interior Tenant Build Out	12515 CITYPARK DR Unit: 300 Missouri City, 77071	Complete	41385	\$741,186.00	Commercial Interior Buildout