

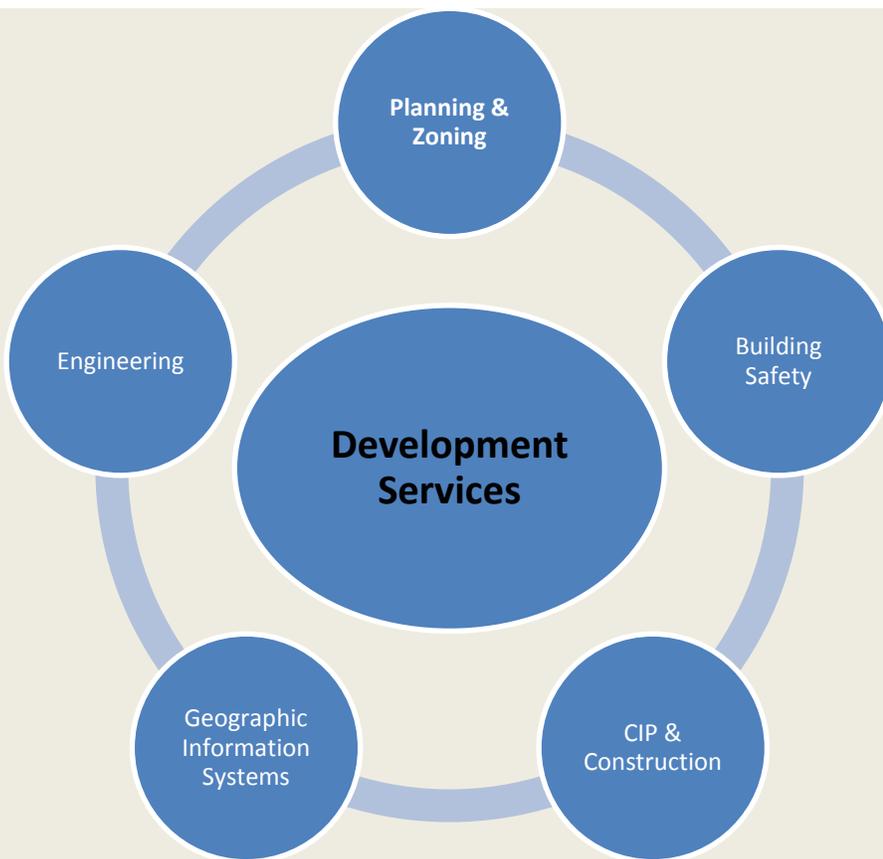
July, 2011



Monthly Development Report

The Town With a Lake Attitude

**Town of Little Elm
Development Services Department
100 W. Eldorado Parkway
Little Elm, TX 75068
214-975-0472**





Town of Little Elm
DEVELOPMENT SERVICES DEPARTMENT
July, 2011 MONTHLY DEVELOPMENT REPORT

PLANNING & ZONING

Planning Cases

<u>Case Type</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Plats	15	19	9
Site Plans	10	8	11
Rezoning	6	2	3
PDs	4	1	2
SUPs	8	8	1
Annexations	1	0	1
Ordinances	12	11	2
Special Projects	5	4	7
DRC Meetings	48	44	27
<i>TOTAL</i>	<i>109</i>	<i>97</i>	<i>63</i>

<u>Single-Family Lots Created</u>	
YEAR	# LOTS
2009	8
2010	80
2011	72

PLANNING & ZONING



Commercial Projects 2011:

Kroger: *under construction with anticipated opening date of November, 2011*
Kroger Gas: *under construction with anticipated opening date of September, 2011*
Rosebriar Retail Shell 1: *under construction with anticipated opening date of October, 2011*
Rosebriar Retail Shell 2: *under construction with anticipated opening date of October, 2011*
QuikTrip: *pending Building Permit approval (Fire)*
Aldi: *pending Building Permit approval (Fire)*
Lobo Fueling Center: *submitted Building Permit application 7-20-11*
New Life Community Church: *site plan approved July, 2011*
All-Storage Expansion (380): *site plan approved July, 2011*
Brakes Plus: *site plan approved July, 2011*
Race Trac: *site plan submittal expected in August, 2011*

Residential Projects 2011:

Frisco Hills I: *under construction*
Frisco Ranch 4A: *under construction*
Frisco Ranch 4B: *under construction*
Sunset Pointe, 21: *construction expected to begin late 2011*
Paloma Creek South, 12: *construction expected to begin late 2011*
Paloma Creek South, 3: *construction expected to begin late 2011*

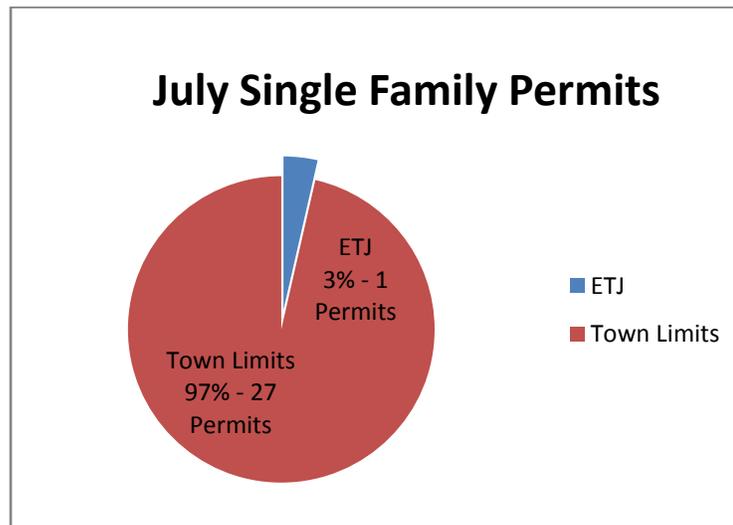
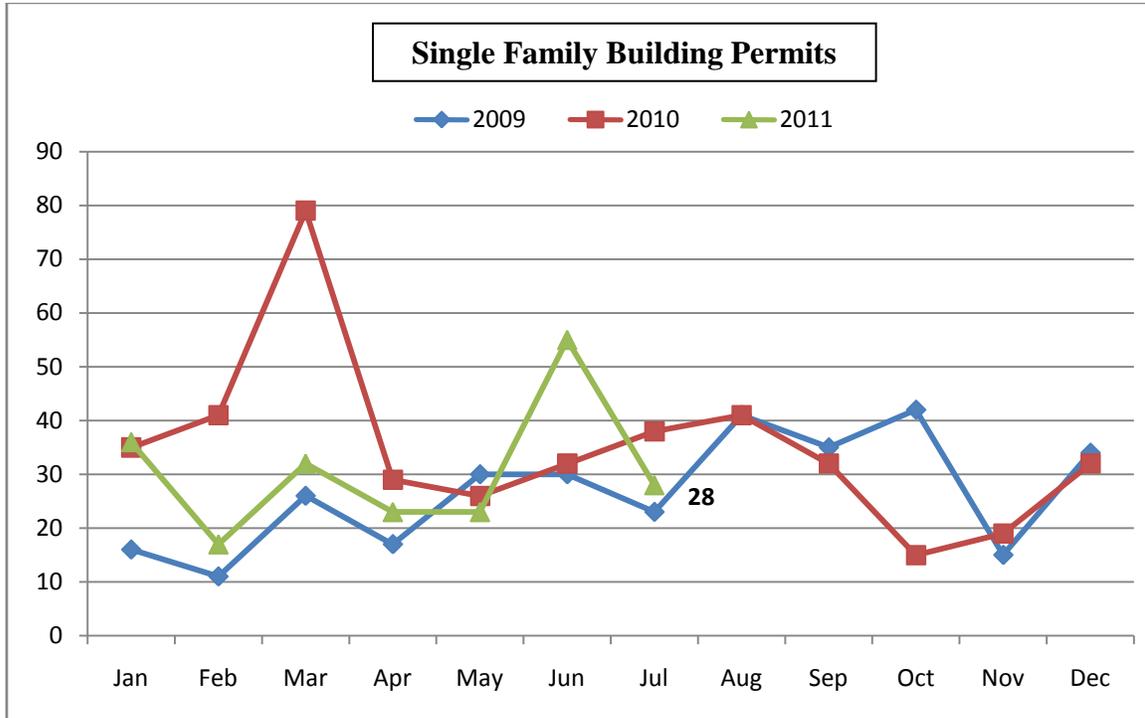
Completed Projects 2011:

Applebee's: *opened February, 2011*
Sunset Pointe, 19C: *opened July, 2011*



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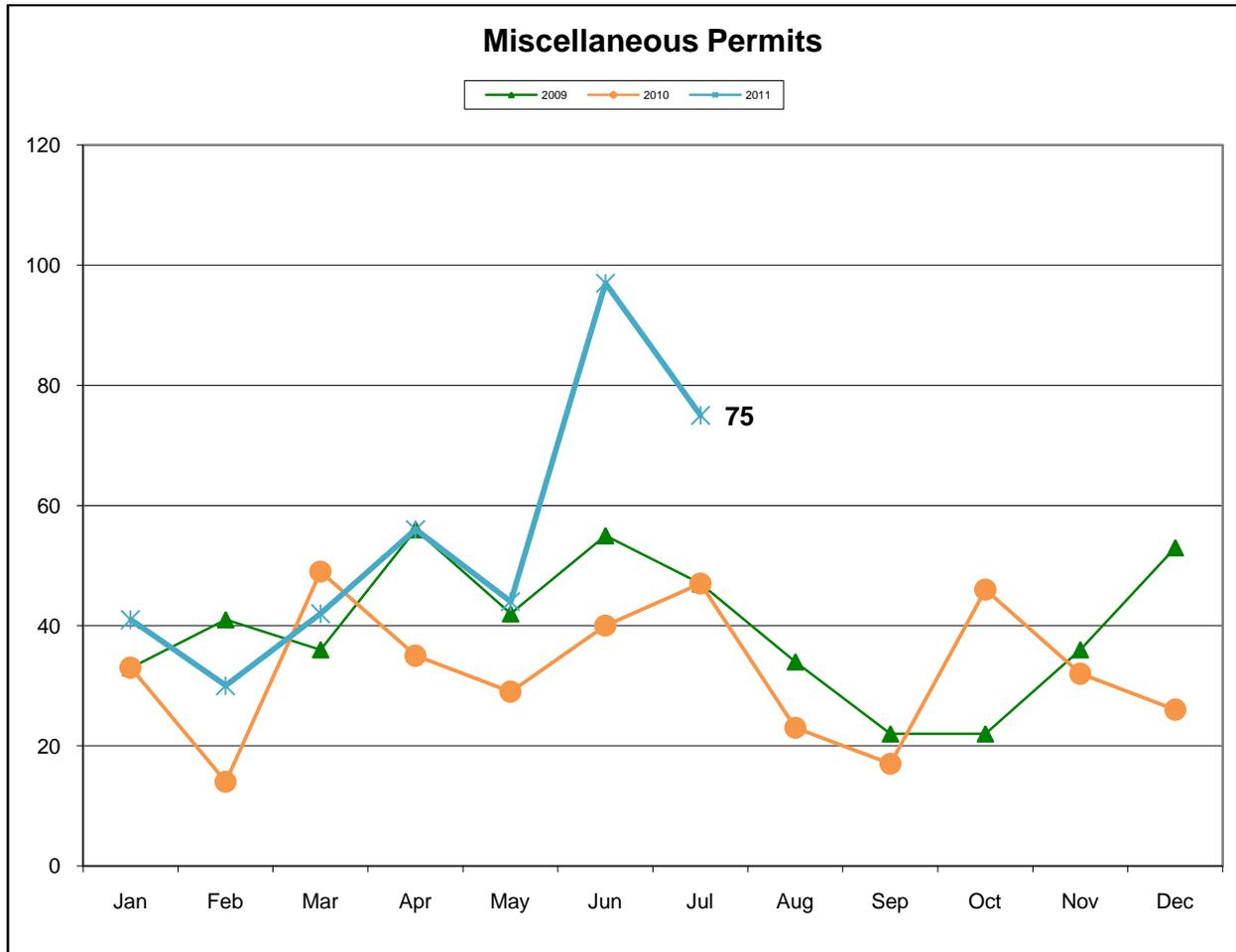
BUILDING SAFETY



Category	Description	July	2011
SF Permits (Town)	Full Review SF Permits within Little Elm	27	170
SF Permits (ETJ)	Full Review SF Permits within ETJ (Paloma Creek)	1	43
RPRAs	Residential Plan Review Approvals (Frisco Ranch)	0	43
Other	Duplex, Manufactured Home, Model Home	3	14
Total	New Residential Units	31	270



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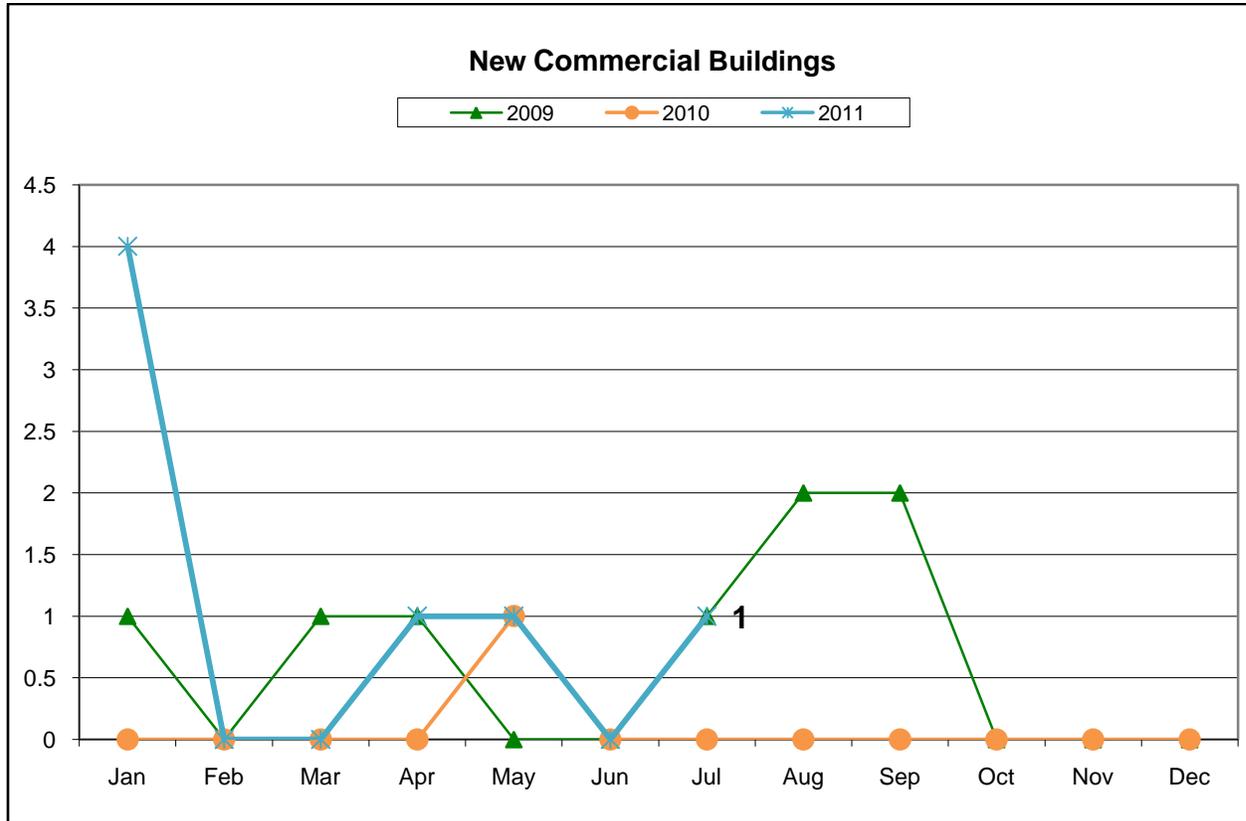


Miscellaneous Permits Include:

Additions, Remodels, Fences, Irrigation, Patio Covers, Pools, Signs, Accessory Structures, Electrical, Plumbing, Mechanical, etc.



Town of Little Elm
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Includes New Commercial Buildings and New Commercial Shells.

New Commercial Businesses

<u>Year</u>	<u># of Businesses</u>
2009	39
2010	16
2011	30

Includes New Commercial Buildings, New Commercial Finish-Outs, and Commercial Tenant Changes. Excludes New Commercial Shells.



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Active Commercial Permits:

Name	Location	Status
Savannah Family Dentistry Tenant Finish Out	26795 E. US Hwy 380 Ste 400	Submitted 7/20/2011 In Review
Chevron Convenience Store New Commercial Building	500 W. Eldorado Pkwy SWC of Eldorado Pkwy & Lobo Lane	Submitted 7/20/2011 In Review
Luxury Nails Tenant Finish Out	2701 Little Elm Pkwy Ste 101 NWC of FM 423 & Little Elm Parkway	Submitted 7/05/2011 In Review
Quik Trip Convenience Store New Commercial Building	2181 FM 423 East Side of FM 423 & Little Elm Pkwy	Submitted 6/24/2011 In Review
Aldi- Discount Grocery Store New Commercial Building	2650 Little Elm Pkwy SWC of Eldorado & Little Elm Pkwy	Submitted 6/24/2011 In Review
The Crossing Church Interior Remodel	8989 FM 423	Submitted 2/25/2011 Review Complete
Kobe Steak and Sushi Addition of outdoor patio	2832 E Eldorado Pkwy Ste 208 SWC of Eldorado Pkwy & FM 423	Submitted 2/3/2011 Review Complete
Senior Center Capital Improvement Project	301 Main Street Main Street & Lakeshore Drive	Permit ready for pickup 6/2/2011
Lobo Fueling Center Site Development	500 W. Eldorado Pkwy SWC of Eldorado Pkwy & Lobo Ln	Permit ready for pickup 3/30/2011
Eldorado Parkway Streetscapes Including new signs and landscaping	Along Eldorado Pkwy	Permit issued 5/10/2011 Under Construction 5%
New Life Community Church Site Development	25631 Smotherman Rd	Permit issued 6/21/2011 Under Construction 5%
Recreation Center Capital Improvement Project	303 Main Street Main Street & Lakeshore Drive	Permit issued 7/19/2011 Under Construction 10%
Southern Fastening Systems Interior Remodel	26772 E. US Hwy 380 Ste A Southside of Highway 380	Permit issued 7/1/2011 Under Construction 20%
Fred Meyer Jewelers Tenant Finish Out	2671 Little Elm Pkwy NWC of FM 423 & Little Elm Parkway	Permit issued 6/9/2011 Under Construction 30%
Lakeside Jr High School Remodel of existing building	400 Lobo Ln	Permit issued 5/23/2011 Under Construction 40%
Colin Powell Intermediate School Remodel of existing building	520 Lobo Lane	Permit issued 5/23/2011 Under Construction 40%
LEISD Administration Building Remodel of existing building	500 Lobo Lane	Permit issued 5/23/2011 Under Construction 40%
Little Elm High School Remodel of existing building	1900 Walker Lane	Permit issued 5/23/2011 Under Construction 40%
Kroger Fuel Center New Commercial Building	2685 Little Elm Pkwy NWC of FM 423 & Little Elm Parkway	Permit issued 4/6/2011 Under Construction 40%
Kroger Shell Building 2 Shell Retail Space	2721 Little Elm Pkwy NWC of FM 423 & Little Elm Parkway	Permit issued 2/18/2011 Under Construction 50%
Kroger Shell Building 6A Shell Retail Space	2701 Little Elm Pkwy NWC of FM 423 & Little Elm Parkway	Permit issued 2/18/2011 Under Construction 50%



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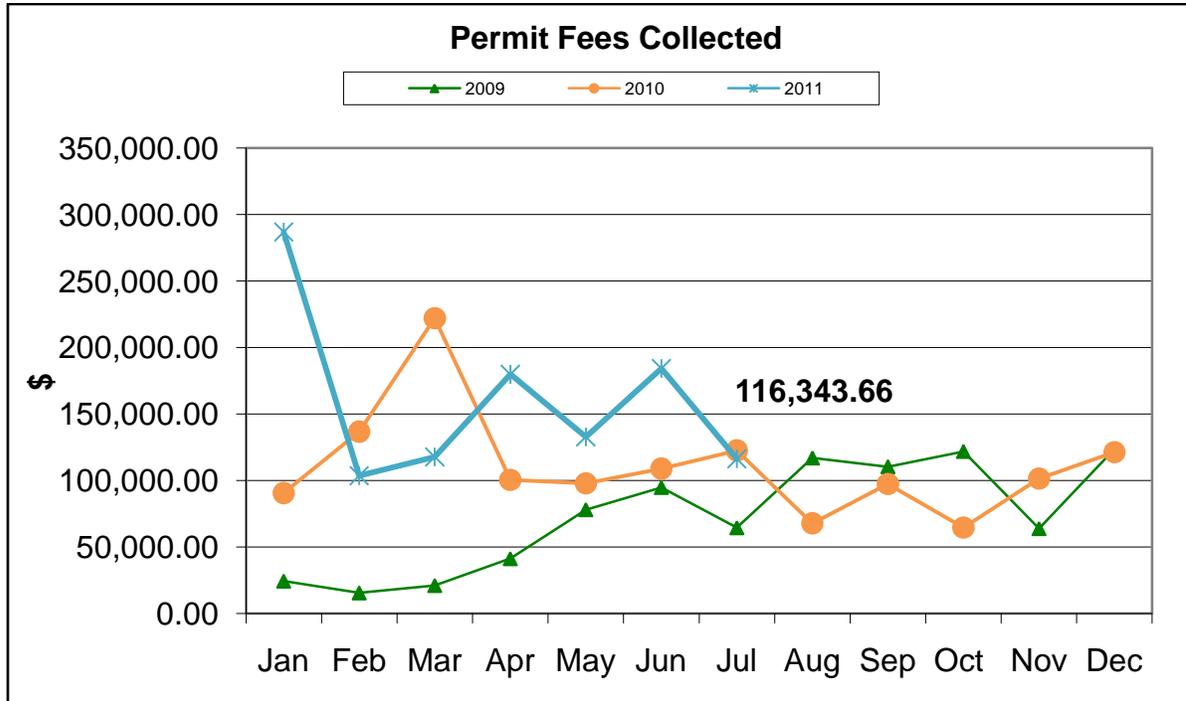
Public Safety Building Capital Improvement Project	88 W. Eldorado Pkwy Next to Town Hall	Permit issued 1/27/2011 Under Construction 60%
Kroger Marketplace New Commercial Building	2671 Little Elm Pkwy NWC of FM 423 & Little Elm Parkway	Permit issued 1/21/2011 Under Construction 60%
Site Development New Commercial Site work	NWC of FM 423 at Little Elm Parkway	Permit issued 10/20/2010 Under Construction 60%
Roma's Italian Restaurant Interior Expansion	1725 E. Eldorado Pkwy Ste 200	Permit issued 5/20/2011 Under Construction 75%
AT&T Facility Building HVAC Remodel	1014 W FM 720 West of Eldorado Pkwy	Permit issued 5/28/2010 Under Construction 80%
Sprint Telecommunication Equipment Addition to existing tower	11535 FM 423 B W Side of Fm 423, N of Sunflower Dr	Permit issued 7/15/2010 Under Construction 80%
North Texas Bikes Tenant Finish Out	26772 E. US Hwy 380 Ste C Southside of US Hwy 380	Construction Complete C/O Issued 6/29/2011

Commercial Tenant Changes:

Name	Location	Status
Frisco Car Store Auto Parts Wholesale Company	15222 King Rd Ste 203	Submitted 7/22/2011 Inspection Pending
Epic Renovations General Contractor	15222 King Rd Ste 902	Submitted 7/15/2011 Inspection Pending
Captiva General Contractor Office	1647 Witt Rd Ste 102	Submitted 7/5/2011 Inspection Pending
Golf Cart Solutions Golf Cart Repair Company	15222 King Rd Ste 702	Submitted 6/27/2011 Inspection Pending
Peak Performance Chiropractic and Acupuncture Office	26743 E US Hwy 380 North side of Hwy 380	Submitted 3/10/2011 Inspection Pending
Mayhem Manufacturing Radio Controlled Hobbies	15222 King Rd, Ste 102	Submitted 2/21/2011 Inspection Pending
Edge Geo Wholesale geothermal heat pumps	15222 King Rd Ste 601	Submitted 1/13/2011 Inspection Pending
U-haul of North Texas Change of Ownership	26778 US Hwy 380 E South side of Hwy 380	Submitted 12/20/2010 Inspection Pending
Mooyah Burgers & Fries Change of Ownership	2587 FM 423 Ste 401 SEC Eldorado Pkwy & FM 423	Inspection Complete C/O Issued 7/22/2011



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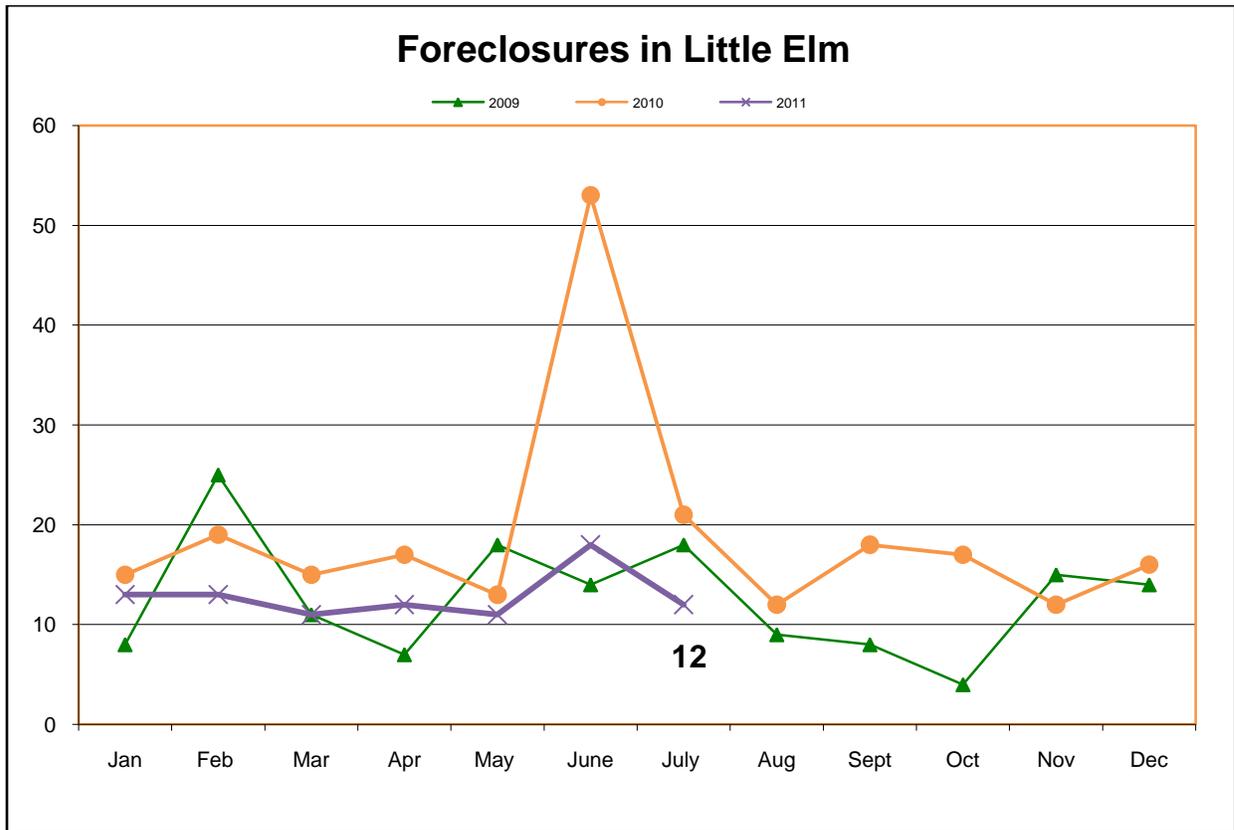
Permit Fees Collected Includes: All Building Permits, Inspection Fees, Contractor Registrations, Health Permits, and Change of Occupancy. It excludes impact fees.

Annual Registrations

Type	Number Registered	Estimated Operators	Percent Registered	Revenue Collected
Alcohol Sales	45	45	100%	\$4,050.60
Day Cares, In-Home	28	55	50%	\$700.00
Rental Units	229	2352	10%	\$11,425.00
Multi-Family	0	3	0%	\$0.00



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Source: Denton Central Appraisal District



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Restaurant Health Scores

New Openings

Applebee's Neighborhood Bar & Grill	2672 FM 423	96	6/22/2011
Pick 6 Bar & Grill	2833 E. Eldorado Pkwy Ste 301	100	5/19/2011

Current Scores

Business Name	Address	Grade	Date Last Inspected
7-11 Convenience Store #34010	1005 E. Eldorado Pkwy	95	6/29/2011
7-11 Convenience Store #33264	8999 FM 423	96	5/23/2011
7-11 Convenience Store #39164	26730 US Hwy 380 East	100	6/17/2011
Applebee's Neighborhood Bar & Grill	2672 FM 423	96	6/22/2011
Bakers Dozen Donuts	2785 E. Eldorado Pkwy #110	100	5/23/2011
Baskin Robbins Ice Cream Store	2700 E. Eldorado Pkwy Ste 103	96	6/22/2011
Burger King	2770 E. Eldorado Pkwy	100	6/22/2011
Chicken Express	904 W. Eldorado Pkwy	100	5/25/2011
Cici's Pizza To Go	2700 E. Eldorado Pkwy Ste 407	100	5/23/2011
Courtesy Convenience Store	101 FM 423	100	5/11/2010
CVS Pharmacy #8336-01	2591 FM 423	100	6/22/2011
Dickey's BBQ	2587 FM 423 Ste 100	100	6/29/2011
DJ Donuts	407 W. Eldorado Pkwy #110	97	5/25/2011
Dollar General	416 W. Eldorado Pkwy	93	5/27/2011
Dollar Tree	2700 E. Eldorado Pkwy Ste 200	97	5/23/2011
Domino's Pizza	2405 FM 423 # 500	100	5/23/2011
Eldorado Meat Market	1000 E. Eldorado Pkwy Ste 190	90	6/28/2011
Fluffy Donuts	1104 W. Eldorado Pkwy #102	97	5/24/2011



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Habenero's Bar & Grill	129 Main St	85	6/21/2011
Hong Kong Express	2405 FM 423 #200	100	5/23/2011
Hot Wok Café	2763 E. Eldorado #130	96	7/28/2011
Joe's Pizza, Pasta, & Subs	2765 E. Eldorado Pkwy Ste 220	96	6/22/2011
Johnny Joe's	102 Lobo Ln.	96	5/27/2011
Key's Grocery	407 W. Eldorado Pkwy #11	92	7/28/2011
KFC/LJS Restaurant	2801 E. Eldorado Pkwy	100	6/22/2011
Kobe Steak and Sushi	2832 E. Eldorado Ste 208	96	7/28/2011
Lakeview Grocery	1104 W. Eldorado Pkwy	96	5/24/2011
Lighthouse Grill-Little Elm Park	704 B W. Eldorado Pkwy	100	6/8/2010
The Lion's Den	2700 E. Eldorado Pkwy Ste 250	100	6/28/2011
Los Charros	2763 E. Eldorado #105	100	6/22/2011
Los Jalepenos	420 E. Eldorado Pkwy	80	6/28/2011
Marble Slab Creamery	2831 E. Eldorado Ste 102	97	5/24/2011
Mary's Bakery & Taqueria	800 W. Eldorado Pkwy Ste 127	92	5/25/2011
McDonald's Restaurant	2670 FM 423	100	6/22/2011
Mexi-go Restaurant	2831 E. Eldorado Pkwy Ste 112	87	5/24/2011
Mooyah Burgers & Fries	2587 FM 423 Ste 401	100	5/24/2011
Mr. Jim's Pizza	800 W. Eldorado Pkwy Ste 1181	100	6/25/2011
Orange Leaf Yogurt	2832 E. Eldorado Pkwy #207	100	5/24/2011
Palio's Pizza	2832 E. Eldorado Ste 201	96	5/24/2011
Papa John's Pizza	2650 King Road #100	90	5/23/2011
Pick 6 Bar & Grill	2833 E. Eldorado Pkwy Ste 301	100	5/19/2011
Popeyes Restaurant	2770 E. Eldorado Pkwy	93	6/22/2011
Posey BBQ	1900 W. FM 720	100	6/28/2011
Roma's Italian Restaurant	1725 E. Eldorado Pkwy	96	6/29/2011
Schmitty's	407 W. Eldorado Pkwy #1	85	7/28/2011
Sonic Drive In	900 W. Eldorado Pkwy	96	5/25/2011
Sonny Donut	2405 FM 423 Ste 450	90	5/23/2011



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Sonny Donuts #8	2650 King Rd. #300	90	5/23/2011
Sonny Donuts #10	1000 E. Eldorado Pkwy Ste 110	100	5/27/2011
Starbucks Coffee House	2831 E. Eldorado Suite 101	97	5/24/2011
Subway	407 W. Eldorado Pkwy #120	100	5/25/2011
Subway #38746	2700 E. Eldorado Pkwy #404	100	5/23/2011
Taco Bell	2589 FM 423	100	6/22/2011
Taco Delite	896 W. Eldorado Pkwy	100	5/25/2011
Taqueria San Luis	26635 US Hwy 380 East	88	6/17/2011
Tutti Frutti Yogurt	2785 E. Eldorado Pkwy #115	97	6/22/2011
Walgreens #11320	2774 E. Eldorado Pkwy	100	6/22/2011
Water's Edge Café	800 W. Eldorado Pkwy Ste 126	100	5/25/2011

CIP FAST FACTS

August 5, 2011



Little Elm Projects

Community / Recreation Center & Senior Center – The steel shop drawings (needed for fabrication) for Senior Center are approved and the steel is now in production. The metal decking and bar joist drawings for Recreation Center will be completed and approved today by the structural engineer and fabrication will follow. The Recreation Center structural steel shop drawings are still in the approval process. The contractor poured 57 yards of concrete on Wednesday on the West half of the Senior Center. The testing lab was onsite, and all concrete was within the specified limits even though temperatures were quite extreme! Today, the contractor worked on wrecking forms, and tying reinforcing steel on the East half of the Senior Center and will pour the East half (remaining portion) next Wednesday. Work will continue with subcontractors tying the reinforcing steel, placing void forms and setting grade beam forms. The Recreation Center is mostly excavated and ready for laying out the foundation forms. Sub-contractors will begin setting forms the first part of next week. The electricians have trenched half the distance for the phone line conduit. The contractor is insuring that all utilities are marked including an underground transformer at the apartments. The electricians are also placing required conduits around the grade beams when the forms are removed. The electrician is coordinating with CoServ to get an estimate on their construction schedule to get permanent power installed. The schedules on these projects now indicate that buildings will be complete by May 2012.

Public Safety Center – The construction of the Public Safety Center is on schedule. This week the contractor completed work in the Sally Port and the Jail areas. The work included the electricians pulling wire for lighting, wall receptacles, and door locks. The mechanical contractor insulated the ductwork and installed flex drops for ceiling diffusers. In the main building Administrative areas on the 1st & 2nd floor, subcontractors continued taping and mudding the installed drywall and completed hanging drywall in the fire department living quarters. The mechanical contractor insulated all ductwork and began installation of the apparatus bay air purification system (vehicle exhaust). The electrician installed light fixtures, the masons installed brick at the Rotunda and the insulators installed insulation in the EOC. The fire sprinkler contractor continued rough-ins on the 2nd floor of the Apparatus Bay. Plumbing and electrical rough-in continues. Next week, the contractor will continue finishing drywall, continue with plumbing and electrical rough-ins, begin ceramic tile installation, install the rotunda roof, and begin interior glazing.

Back Up Generator Project – This week, the contractor worked on punch list items including installing a conduit at Town Hall and raising pull boxes. The contractor has 14 days to complete the punch list. The punch list for the Sunset Pointe lift station is scheduled for next week. As soon as the contractor completes the punch list, Staff will then present the project to Town Council for acceptance.

Wastewater Interceptor and Lift Station # 4 and # 6 Improvement Project – This project will advertise for bids Friday, August 12th. The bid opening is scheduled for September 6th.

2011 Annual Street Maintenance Contract – The contractor has completed the concrete panel replacement on Waterview Drive. The last of panels are to be completed in the next 7 days. The contract work should be completed two months ahead of schedule. The contractor will finish backfilling curbs, grading, and sod installation next week. The contractor is 100% complete with the specified crack sealing.

Solar Cell Grant Project – Construction on the Town of Little Elm’s 128.8 kW solar photovoltaic (PV) project began on July 6, 2011. This project is largely funded by a Distributed Renewable Energy Technology Stimulus Grant in the amount of \$798,676.20. The remaining project cost of \$159,735.24 will be provided by the Town and recouped over time through reduced electricity consumption. This week, the construction team completed the final wiring of the Town Hall solar PV system. The tie-in to the main electrical distribution panel will occur during the electrical shutdown of Town Hall on **Friday, August 5th at 7:00pm**. Next week, the team will coordinate with the Town and CoServ to schedule and possibly complete the final inspections, after which, the Town Hall system can “go live” and begin producing electricity. Construction is expected to begin on the Public Safety Building’s solar PV system by August 16, 2011. The Public Safety Building’s system and the web based monitoring system for both buildings are expected to be complete and operational by mid October 2011.

East Eldorado Wastewater Line & Lift Station Project # 3 and # 5 Improvement Project – The contractor tested and started up the lift stations on August 2, 2011. Both lift station pumps are operational. The pump supplier has a small adjustment left to make on lift station # 5. The force main was fully connected to the Town’s (main) force main line. All concrete pads have been finalized and sealed. The startups went as planned and the generator was tested as well. Next week, the contractor will start abandonment of existing sewer system and connection to the new sewer.

Kings Crossing Lift Station Expansion - This project consists of upgrading the existing lift station wet well, electrical system, and pumps as well as a new enclosure stone wall. The improvements will allow for increased flow from proposed development along FM 423. This week, Staff and the design consultant conducted a pre-construction meeting with the contractor and issued a Notice to Proceed. The Notice to Proceed lists a contract time of 210 days with 30 additional days for punch list items. The contract work will begin on August 15th and will be complete by April 10, 2012. Additionally, Staff continues following up with the electrical consultant to acquire updated electrical construction documents due to the numerous changes included in change order # 01, that was for value engineering items.

Lewisville Lake Boring Project – Bids for the water and sewer crossing of Lake Lewisville were opened this week and the apparent low bidder provided a bid that was at budget. References are being checked by the design consultant and it is anticipated that this work will be awarded at the next Town Council meeting.



Texas Department of Transportation Projects

Eldorado Parkway Through Little Elm (FM 720)

The design plans are 100% complete and TxDOT has acquired all the necessary right-of-way (ROW). J.D. Abrams was awarded the bid for this project (\$55 Million). The project will start construction in the summer of 2011 once utility relocations are complete. Although the contractor is on hold for Eldorado Parkway construction, the contractor is mobilized and has commenced work on the bridge. The contractor has completed survey / layout work and created a staging area for the bridge work. This week, Staff has met with the various utility contractors to discuss status and coordination. The contractor is on hold pending utility relocations as listed below:

- ATT continues splicing from Lewis Drive West to Eldorado Parkway – Estimated completion is August for this section only.
- ATT has 90% of the conduits in place from Lewis Drive to Little Elm Parkway - Estimated completion date is the end of December.
- ATMOS is complete with the distribution from Hart Road west to the Little Elm Bridge. ATMOS is scheduled to receive their TxDOT permit in August for the high pressure main from Hart Road east to

Little Elm Parkway. ATMOS has yet to start on their transmission lines.

- CoServ is complete with their utility relocation with only some poles to remove. There are several utilities on CoServ poles that need to be relocated prior to CoServ removing the poles.
- CoServe Gas – All relocations are complete.
- Grande Communications – Grande is installing fiber / coax and copper from Witt Road to Lobo Lane. Estimated completion is end of August.
- Suddenlink – Suddenlink is waiting on their TxDOT permit. Suddenlink has not started at this point and has not communicated a schedule to the Town.

FM 423 (Middle Section, from 720 to just North of The Colony)

Austin Bridge and Road was awarded the bid for this project (\$29 Million). The construction is underway with completion expected in December 2012. Austin Road and Bridge continues work on inlets and right hand turn lanes and anticipates completion of these items in August. The contractor has prepared the subgrade for a substantial section of FM 423 South of King Road. This section is ready to pour.



Little Elm and Denton County Projects

Witt-Woodlake Connector – Staff met with the Bonding Company on Tuesday as scheduled. The Bonding Company presented the Town with an executed agreement from the contractor voluntarily turning control (contracts and etc.) over to the Bonding Company. The Bonding Companies’ representatives have been in Town all week working with a replacement contractor on pricing to mobilize and start work. The project is approximately 85% complete. The Notice to Proceed records the contract start date as April 22, 2010 and final completion as April 19, 2011 (with time added for the 4 month utility conflict delay).

Eldorado Parkway Streetscape and Gateway Improvements – This week the final phase of traffic control was installed at Eldorado Parkway and Walker Lane. The demolition was completed as well as the installation of subgrade materials allowing for concrete to be poured on Monday. The installations of decorative median bands of concrete are ongoing. The demolition and removal of existing concrete paving at FM 423 and Eldorado Parkway has begun as well. Next week, the balance of concrete at Walker Lane and Eldorado Parkway will be poured and the intersection will be re-opened at the end of the week. Removal of old existing pavement markings will begin and joint sealants will be installed. Subgrade preparation for the first phase of the Welcome Mat will be completed and the concrete will be poured by the end of the week with demolition of the last phase to begin on the following Monday. Pier drilling for the monument signs has been scheduled for Thursday of next week.

Lobo Lane Paving & Drainage Project - Staff met with the Bonding Company on Tuesday. The Bonding Company presented the Town with an executed agreement from the contractor voluntarily turning control of the project (contacts and etc.) over to the Bonding Company. The Bonding Company is working with a contractor to supplement the work with the goal of expediting completion. The Bonding Company has focused the efforts of the contractor on Lobo Lane. The Bonding Companies representatives have been on site all week monitoring the progress of the job and working with a replacement / supplement contractor on pricing to mobilize and start work. The contractor poured two lanes of pavement (about 900 feet) from Douglass Street to RTI, poured sections of pavement in front of Lakeside Middle School, poured sidewalks, and has committed to pour the last 400 feet of the North section of Lobo Lane on Tuesday. The Notice to Proceed records the contract start date as July 31st and the final completion date as September 29, 2011. The duration of the project is 425 days. The project is approximately 56% complete.