



TOWN OF WESTLAKE PLANNING & ZONING COMMISSION AGENDA

1500 SOLANA BLVD, BUILDING 7, SUITE 7100, COUNCIL CHAMBER
WESTLAKE, TX 76262

NOVEMBER 29, 2022

5:00 P.M.

MEETING

The Planning & Zoning Commission of the Town of Westlake will meet at 5:00 p.m. on Tuesday, November 29, 2022. In an effort of transparency, this meeting will be viewable to the public via Live Stream and available for viewing after the meeting. In an effort of meeting efficiency, any individual wishing to speak during citizen comments or during public hearings must submit a speaker request form to the Recording Secretary.

Vision Statement

An oasis of natural beauty that maintains our open spaces in balance with distinctive development, trails, and quality of life amenities amidst an ever-expanding urban landscape.

Mission Statement

Westlake is a unique community blending the preservation of our natural environment and viewscapes while serving our residents with superior municipal and academic services that are accessible, efficient, cost-effective, and transparent.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS: This is an opportunity for citizens to address the Planning & Zoning Commission on any matter, whether or not it is posted on the agenda.

Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. The presiding officer may ask the citizen to hold their comments on any agenda item if the item is posted as a Public Hearing. The Planning & Zoning Commission cannot by law take action nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda.

4. DISCUSSION AND CONSIDERATION OF APPROVAL OF THE MINUTES FROM THE MEETING HELD ON OCTOBER 10, 2022.

5. PRESENTATION AND DISCUSSION REGARDING THE NOVEMBER DEVELOPMENT SNAPSHOT REPORT

6. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION APPROVING PROPOSED AMENDMENTS TO ORDINANCE 591 AMENDING THE CONCEPT PLAN FOR PD3-12, AND, APPROVING AMENDMENTS TO ORDINANCE 920 APPROVING A CONCEPT PLAN FOR PD3-12A TO ALLOW FOR THE EXPANSION OF THE DELOITTE UNIVERSITY CAMPUS, GENERALLY LOCATED

EAST OF J.T. OTTINGER ROAD, NORTH OF DOVE ROAD AND SOUTHWEST OF THE SOUTHERN TERMINUS OF WESTLAKE PARKWAY.

- 7. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION APPROVING A REPLAT FOR BLOCK F, WESTLAKE ENTRADA ADDITION.**
- 8. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION APPROVING A REPLAT FOR BLOCK H, WESTLAKE ENTRADA ADDITION.**
- 9. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION APPROVING A ZONING CHANGE REQUEST FROM PD1-1 (KNOWN AS THE "SOLANA" DEVELOPMENT) TO PD1-2 (KNOWN AS THE "ENTRADA" DEVELOPMENT) FOR THE FOLLOWING PROPERTY: LOT 2R1, BLOCK 1, WESTLAKE/SOUTHLAKE PARK ADDITION #1, LOCATED AT THE 1600 BLOCK OF SOLANA BLVD.**
- 10. CONDUCT A PUBLIC HEARING AND CONSIDER RECOMMENDATION OF PROPOSED AMENDMENTS TO ORDINANCE 703, AS AMENDED, APPROVING THE PD1-2 ZONING DISTRICT, KNOWN AS "WESTLAKE ENTRADA", LOCATED NORTH OF SOLANA BLVD., EAST OF DAVIS BLVD., AND SOUTH OF STATE HIGHWAY 114.**
- 11. CONDUCT A PUBLIC HEARING AND CONSIDER RECOMMENDATION OF PROPOSED AMENDMENTS TO ORDINANCE 720, AS AMENDED, AMENDING THE DEVELOPMENT PLAN FOR THE PD1-2 ZONING DISTRICT, KNOWN AS "WESTLAKE ENTRADA", LOCATED NORTH OF SOLANA BLVD., EAST OF DAVIS BLVD., AND SOUTH OF STATE HIGHWAY 114.**
- 12. ADJOURNMENT**

CERTIFICATION

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Dottie Samaniego

Dottie Samaniego, Recording Secretary

11-22-2022

Date

3:50 p.m.

Time

If you plan to attend this public meeting and have a disability that requires special needs, please advise the Town Secretary 48 hours in advance at 817-490-5711 and reasonable accommodations will be made to assist you.



**MINUTES OF THE
TOWN OF WESTLAKE, TEXAS
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 10, 2022**

PRESENT: Commission Chairman Tim Brittan, Commissioners Michelle Lee, Ken Kraska, Victor Sansone III, Adam Coffey, Tammy Reeves, and Linda Bjorn

OTHERS PRESENT: Planning & Development Director Ron Ruthven, Development /GIS Manager Nick Ford, Planning & Development Coordinator Dottie Samaniego, Developer of Entrada Michael Beaty, and IT Director Jason Power

1. CALL TO ORDER

Commission Chairman Tim Brittan called the regular session to order at 5:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS

No one addressed the Commission.

4. DISCUSSION AND CONSIDERATION OF APPROVAL OF THE MINUTES FROM THE MEETING HELD ON AUGUST 15, 2022

Commission Chairman Tim Brittan asked for a motion to approve the minutes for the August 15, 2022, meeting.

MOTION: Commissioner Ken Kraska made a motion to approve. Commissioner Adam Coffey seconded the motion. The motion carried by a vote of 7-0.

5. DISCUSSION AND UPDATE REGARDING THE STRUCTURE, DUTIES, AND AUTHORITY OF THE PLANNING AND ZONING COMMISSION

Development Director Ron Ruthven presented item #5.

6. PRESENTATION AND DISCUSSION REGARDING THE WESTLAKE ENTRADA DEVELOPMENT

The developer of Entrada, Michael Beaty, presented item #6 in addition to item #7 during this time.

7. CONDUCT A PUBLIC HEARING AND CONSIDER A RECOMMENDATION APPROVING A SPECIFIC USE PERMIT TO ALLOW FOR FIVE RESIDENTIAL CONDOMINIUMS TO BE LOCATED WITHIN THE EXISTING BUILDING ON LOT 2A, BLOCK A, WESTLAKE ENTRADA ADDITION, LOCATED AT 72 ANDORRA DRIVE

Development Director Ron Ruthven presented item #7.

Commission Chairman Tim Brittan opened the Public Hearing at 6:31 p.m. No one addressed the Commission. Commission Chairman Tim Brittan closed the Public Hearing at 6:31 p.m.

Commissioner Chairman Tim Brittan asked for a motion.

MOTION: Commissioner Linda Bjorn made a motion to deny item #7. This motion did not receive a second.

MOTION: Commissioner Adam Coffey made a motion to approve item #7 with staff conditions. Commissioner Ken Kraska seconded the motion. The motion carried by a vote of 6-1.

8. ADJOURNMENT

There being no further business to come before the Commissioners, Commissioner Tim Brittan asked for a motion to adjourn the meeting.

MOTION: Commissioner Tammy Reeves made a motion to adjourn the meeting. Commissioner Victor Sansone III seconded the motion.

Commission Chairman Tim Brittan adjourned the meeting at 6:34 p.m.

APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 29, 2022.

ATTEST:

Chairman, Victor Sansone III

Dottie Samaniego, Board Secretary



THE TOWN OF
WESTLAKE

The text 'THE TOWN OF' is in a smaller, blue, sans-serif font above the word 'WESTLAKE', which is in a larger, bold, blue, sans-serif font. The text is centered and flanked by two horizontal gold bars.

DISTINCTIVE BY DESIGN

DEVELOPMENT SNAPSHOT

NOVEMBER 2022

DEVELOPMENT ACTIVITIES MAP—NOVEMBER 2022

The Town uses interactive web maps that can be viewed on our website which will be regularly updated.

You may visit them by [clicking here](#), clicking the map below, or scanning the QR Code.

Westlake Development Activities

Active Projects Completed Projects New Businesses Recently Approved

Map showing Westlake Development Activities. The map displays various projects across the town, including:

- 1 Westlake Ranch
- 2 Aspen Estates
- 3 CTR Riparian Park
- 4 Fidelity Solar Farm
- 5 Fidelity Farm
- 6 Entrada Block N Mix Use Site Plan
- 7 View at Entrada
- 8 Entrada Block H Lots 2-4
- 9 Entrada Block H Lots 1R1-1R3
- 10 Entrada Block E Lots 15A-17A
- 11 Entrada Block D Residential
- 12 Aragon Parking Garage
- 13 Primo's MX Kitchen
- 14 Parliament
- 15 Dahlia Bar & Bistro
- 16 Entrada Reception Hall (Palacio)

Powered by Maxar esri



DEVELOPMENT STATUS—NOVEMBER 2022

PROJECT NO.	PROJECT / DEVELOPMENT NAME	LAND USE	NUMBER OF LOTS/UNITS	SIZE (SF/ACRES)	DEVELOPMENT STATUS	PERCENT COMPLETE	ESTIMATED COMPLETION
1	Life Time Fitness	Commercial	1 lot	100,000 sf	Tree preservation fencing is up. Demolition to begin soon in December.	N/A	Spring 2024
2	Westlake Ranch	Residential	32 lots	0.5-0.75 acre lots	Civil construction is near completion with building permits about to be issued.	N/A	Fall 2022
3	Aspen Ranch	Residential	3 lots	3.8 acres	Civil construction is underway	N/A	Fall 2022 / Winter 2023
4	CTR Riparian Park	Open Space	N/A	N/A	Circle T Ranch is installing irrigation and wells for their master planned open space.	N/A	N/A
5	Fidelity Solar Farm	Utility	N/A	14 acres	Construction of this project is underway	90%	Spring 2023
6	Fidelity Farm	Open Space/AG	N/A	~ 2 acres	Fidelity is constructing a small farm / greenhouse area for the campus to educate their employees on the environment.	90%	Spring 2023
7	Entrada Block N Lot 1	Mixed-Use	10 Condo units	7,000 sf retail	This 5-story building containing ground floor retail and 10 condominium units located north of the CVS was issued for permit	N/A	N/A

DEVELOPMENT STATUS—NOVEMBER 2022

PROJECT NO.	PROJECT / DEVELOPMENT NAME	LAND USE	NUMBER OF LOTS/UNITS	SIZE (SF/ACRES)	DEVELOPMENT STATUS	PERCENT COMPLETE	ESTIMATED COMPLETION
8	View at Entrada	Office	1 building	5,000 sf	Small two-story office building overlooking Entrada. Tenant Finish-Outs are underway.	75%	Summer/Fall 2022
9	Entrada Block H Detach Homes Lots 2-4	Residential	3 lots	4,500 sf avg	Permits for these homes were issued in early August 2021.	N/A	2023
10	Entrada Block H Detach Homes Lots 1R1-1R3	Residential	3 lots	4,500 sf avg	Permits for these 3 lots have been issued.	N/A	2023
11	Entrada Block J Villas	Residential	3 lots	4,500 sf avg	Permits for these 3 lots have been issued.		2023
12	Entrada Block E Detach Homes Lots 15A-17A	Residential	3 lots	4,300 sf avg	2 permits for these homes were issued in early August 2021	N/A	2023
13	Entrada Block D Detach Homes	Residential	10 lots	2,000 sf avg	Permits for all 10 lots have been issued.	N/A	2023-2024
14	Entrada Residential Repository	Commercial	1 lot	120,000 sf	Permit for this building was issued in September 2022. Grading is underway.	N/A	2024

DEVELOPMENT STATUS—NOVEMBER 2022

PROJECT NO.	PROJECT / DEVELOPMENT NAME	LAND USE	NUMBER OF LOTS/UNITS	SIZE (SF/ACRES)	DEVELOPMENT STATUS	PERCENT COMPLETE	ESTIMATED COMPLETION
15	Primo's MX Kitchen	Restaurant	1 restaurant	~6,000 sf	The first restaurant to be finished out on Restaurant Row will be Primo's MX Kitchen. This permit is ready to issue.	N/A	2023
16	Parliament	Restaurant	1 restaurant	~2,000 sf	The second area to be finished out on Restaurant Row is Parliament, a speakeasy-style bar serving cocktails and other libations.	N/A	2023
17	Dahlia Bar & Bistro	Restaurant	1 restaurant	~6,000 sf	The third area to be finished out on the restaurant row is Dahlia Bar & Bistro, a Mediterranean fusion restaurant.	N/A	2023
18	SH 114 Service Roads	Road	N/A	N/A	Excavation and grading of the service roads are underway. From Davis to Solana is complete.	N/A	2022
19	SH 170 Main Lanes	Road	N/A	N/A	The main lanes for this project started at the I-35 end and will make their forward into Westlake near the end of the project.	N/A	2023

RESIDENTIAL SUBDIVISION BUILDOUT—NOVEMBER 2022

Subdivision Name	Plat Date	Total Lots	Vacant Lots	Acres	Development Status	Permits Issued	Homes Complete	Percent Complete
Carlyle Court	3/7/2016	8	0	10.2	Built-out	8	8	100%
Carpenter Addition	12/9/1977	14	1	31.6	Built-out	13	13	92.86%
Entrada	12/14/2015	322	264	85.9	Under development	58	27	13.20%
Glenwyck Farms	3/13/2000	84	2	104.3	Built-out	82	82	97.62%
Granada	6/17/2013	84	4	84.3	Mostly built-out	80	68	88.10%
Knolls at Solana	05/07/2020	56	25	62.5	Under development	31	9	35.71%
Paigebrooke	3/8/2004	8	4	20.3	Mostly built-out	4	4	50%
Quail Hollow	3/28/2016	92	46	188.3	Under development	46	23	37.50%
Shelby Estates	4/7/1981	6	1	65.7	Mostly built-out	5	5	83.33%

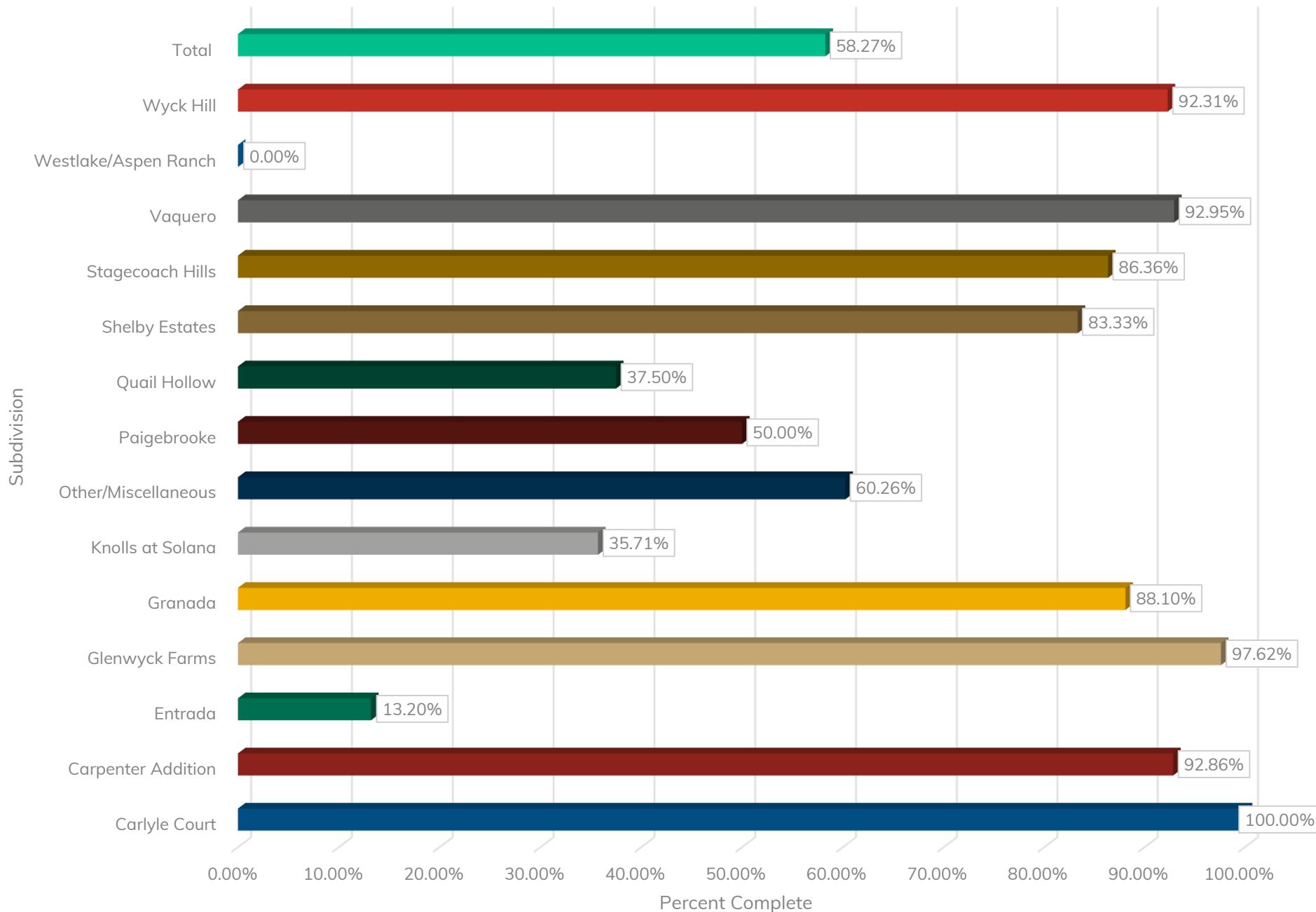
RESIDENTIAL SUBDIVISION BUILDOUT—NOVEMBER 2022

Subdivision Name	Plat Date	Total Lots	Vacant Lots	Acres	Development Status	Permits Issued	Homes Complete	Percent Complete
Stagecoach Hills	8/16/1971	22	3	55.5	Mostly built-out	19	19	86.36%
Stagecoach Area Misc.	-	28	5	-	Mostly built-out	23	22	80.36%
Terra Bella	11/11/2008	27	1	54.8	Mostly built-out	26	24	92.59%
Vaquero	3/27/2000	298	19	510	Mostly built-out	279	275	92.59%
Westlake Ranch/ Aspen Ranch	9/27/2022	35	35	35	Under Development	0	0	0.00%
Wyck Hill	4/3/1996	13	1	22.4	Mostly built-out	12	12	92.31%
Other/ Miscellaneous	-	39	15	-	Mostly built-out	24	23	60.26%
Total		1,136	426	1330.80		710	614	58.27%

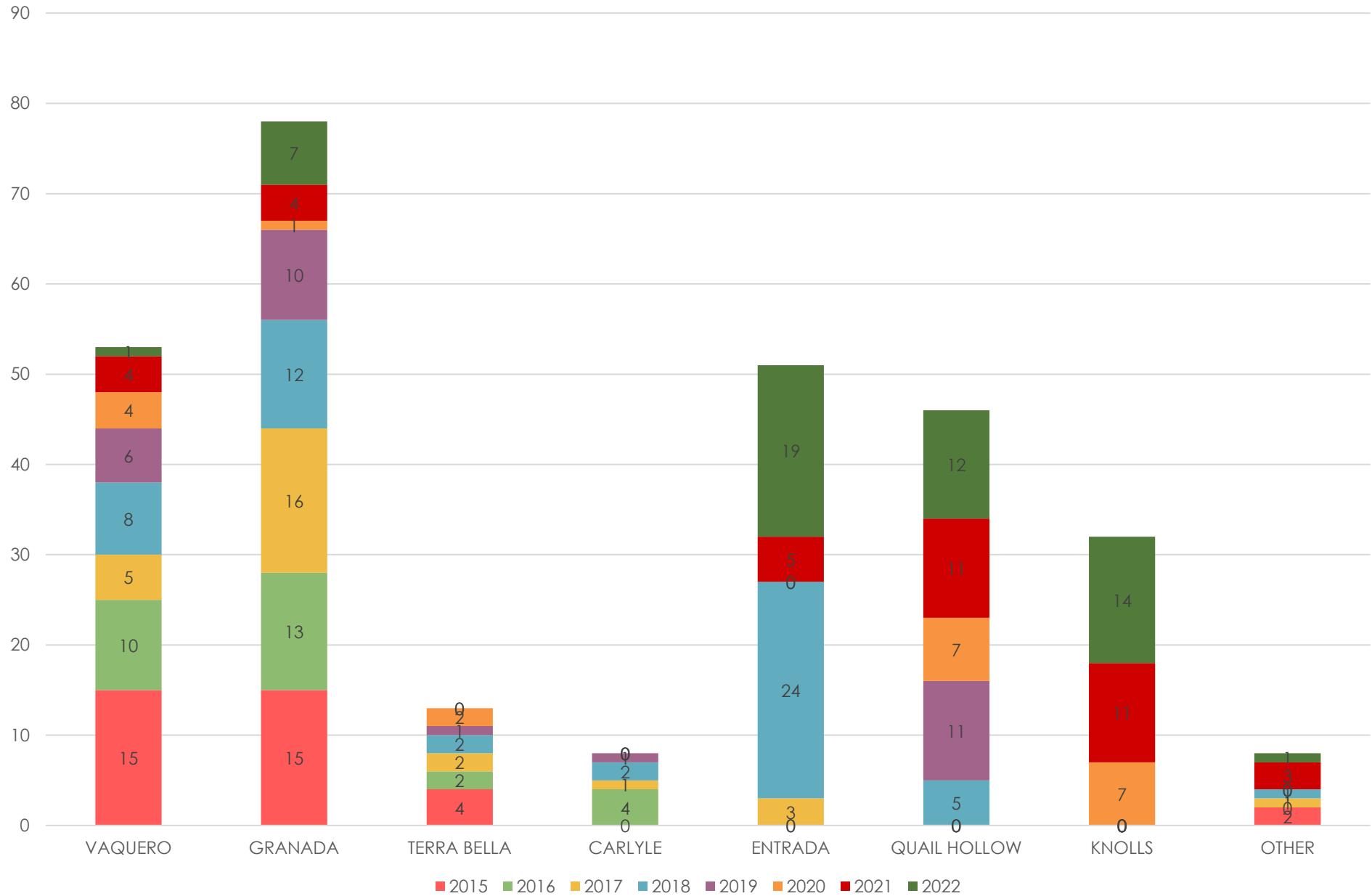
RESIDENTIAL PERMITS PER YEAR BY SUBDIVISION—JANUARY 2015 – NOVEMBER 2022

YEAR	VAQUERO	GRANADA	TERRA BELLA	CARLYLE	ENTRADA	QUAIL HOLLOW	KNOLLS	OTHER	TOTAL
2015	15	15	4	0	0	0	0	2	36
2016	10	13	2	4	0	0	0	0	29
2017	5	16	2	1	3	0	0	1	28
2018	8	12	2	2	24	5	0	1	54
2019	6	10	1	1	0	11	0	0	29
2020	4	1	2	0	0	7	7	0	21
2021	4	4	0	0	5	11	11	3	38
2022	1	7	0	0	19	12	14	1	54
Total	53	78	13	8	51	46	32	8	289

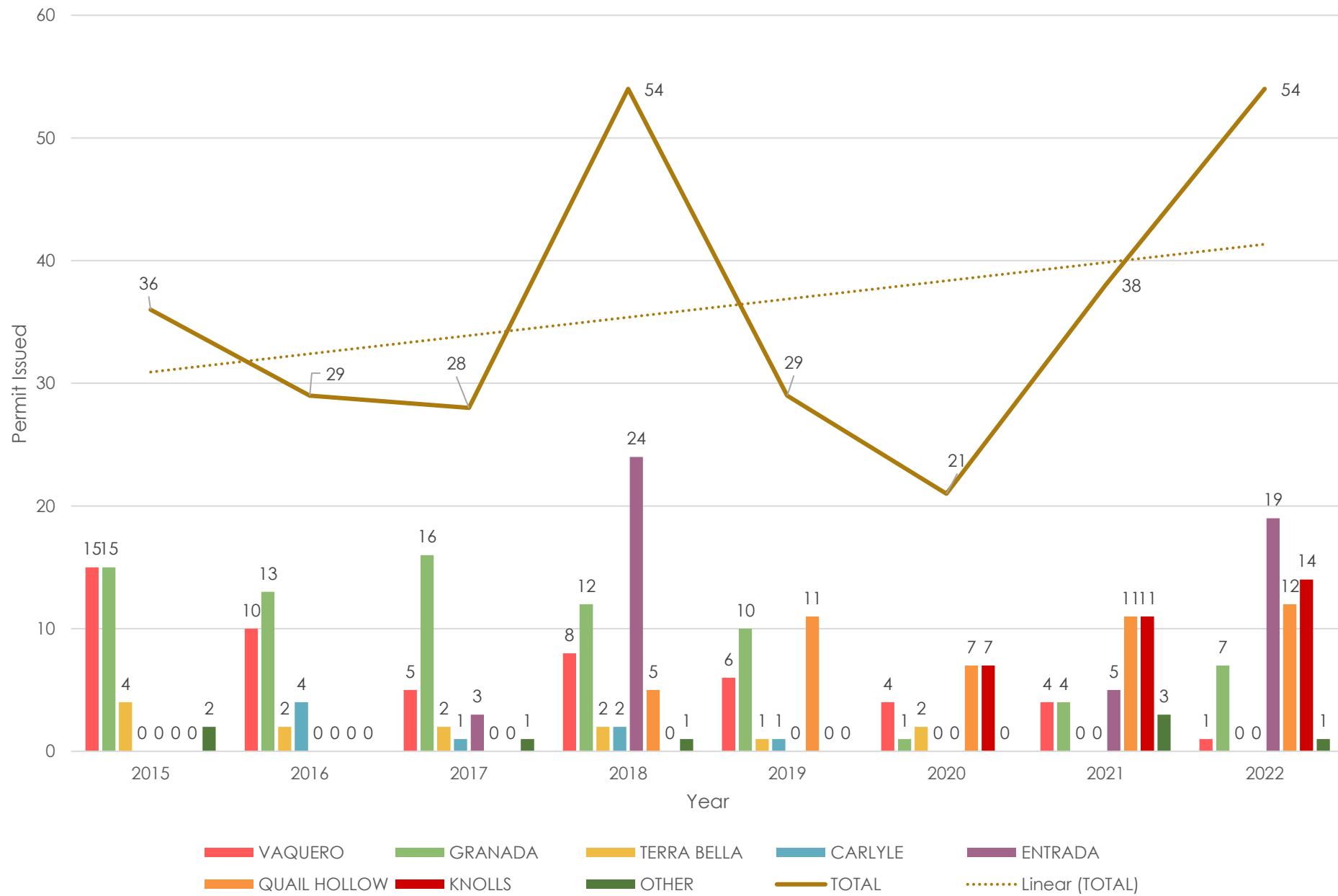
Subdivision Completion



Residential Permits Per Year by Subdivision | January 2015 - November 2022



Residential Permits Per Year | January 2015 - November 2022



ENTRADA PROJECT STATUS—NOVEMBER 2022

PROJECT NAME	TOTAL LOTS / UNITS	SIZE	CONTRACTOR	DEVELOPMENT STATUS	ESTIMATED COMPLETION
CVS Pharmacy	1	13,378 sf	Wurzel Builders	Completed	February 2017
Primrose Daycare	1	12,460 sf	Cooper General Contractors	Completed	May 2017
Entrada Sales Office	1	3,463 sf	Crescent Custom Homes	Completed	June 2018
Entrada Retail Corner	2	Retail Office: 43,336 sf	Diesel Design Build	All finish-out permits complete 3 Leases Remain	2021
Entrada Starbucks	1	2,834 sf	Diesel Design Build	Completed	2020
Entrada Residential Block J	3	4,500 sf avg	Calais Custom Homes	Completed	2019
Entrada Residential Block E	12	5,000 sf avg	Crescent Custom Homes	Completed	2020
Entrada Residential Block I	12	3,600 sf avg	Pentavia Custom Homes	Completed	2020

ENTRADA PROJECT STATUS—NOVEMBER 2022

PROJECT NAME	TOTAL LOTS / UNITS	SIZE	CONTRACTOR	DEVELOPMENT STATUS	ESTIMATED COMPLETION
Pedestrian Bridge	1	-	Crescent Custom Homes	Completed	2020
Aragon Parking Garage	1	148,398 sf	Diesel Design Build	Completed	2022
Chapel	1	3,207 sf	Crescent Custom Homes	Completed	2022
Reception Hall	1	14,418 sf	Crescent Custom Homes	Completed	2022
Restaurant Row Building 1	3 restaurants	15,422 sf	Genco Commercial Contractors	Tenant Finish Outs are underway.	2023
Restaurant Row Building 2	3-4 restaurants	22,414 sf	Crescent Custom Homes	Shell Complete	2022/2023
The View at Entrada	1	5,725 sf	Highland Builders	Tenant Finish-Outs are underway.	Spring 2023
Block N Mixed Use	1 lot 10 condominium units	8,200 sf retail 1,785.1 avg sf condominium	Pentavia Custom Homes	Permit issued with construction to begin soon	Fall 2023

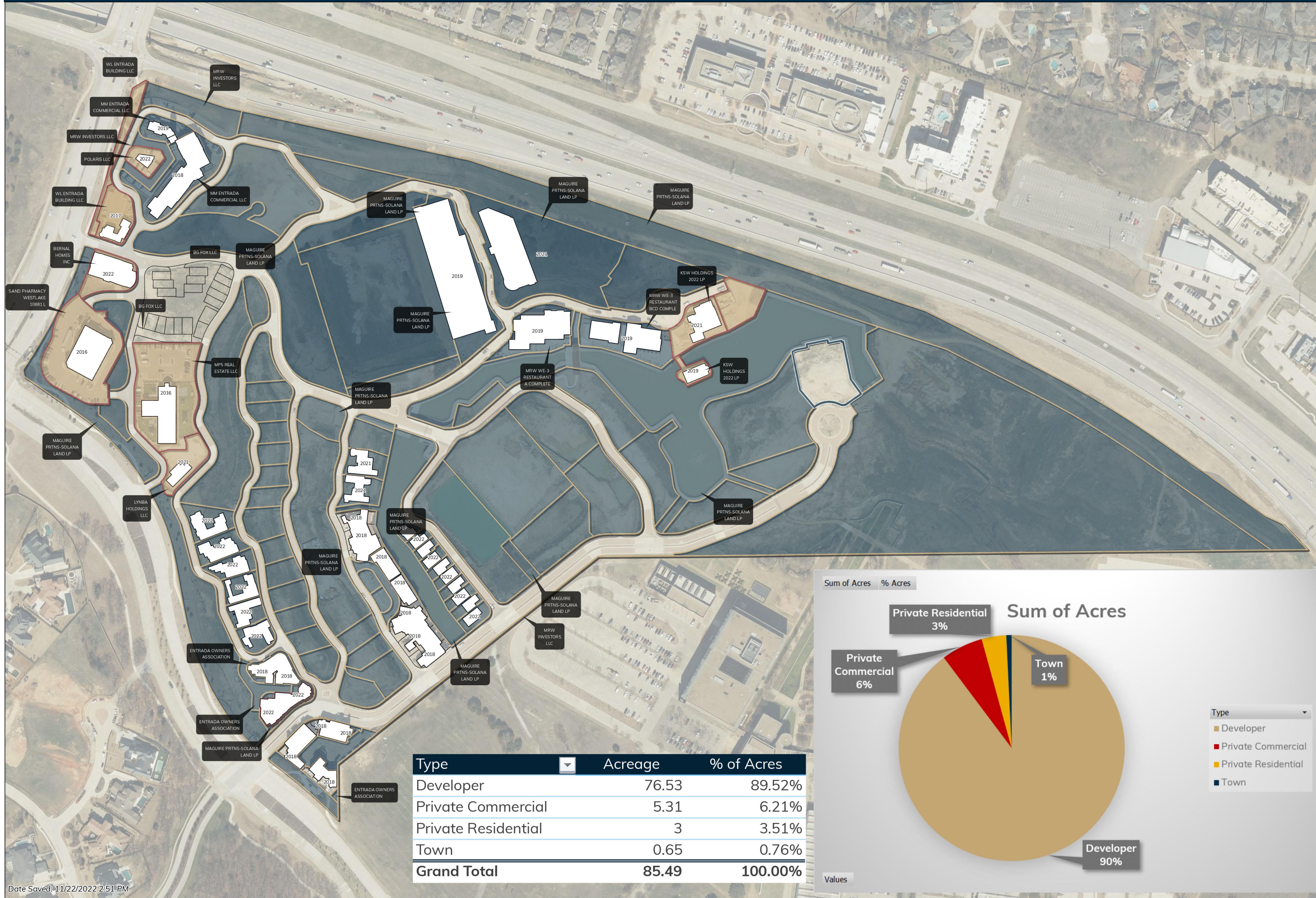
ENTRADA PROJECT STATUS—NOVEMBER 2022

PROJECT NAME	TOTAL LOTS / UNITS	SIZE	CONTRACTOR	DEVELOPMENT STATUS	ESTIMATED COMPLETION
Block H Detached Homes	6 lots	4,500 sf avg	Crescent Custom Homes and David Ford Builders	Building permits were issued for all 6 lots	2022-2023
Block E Detached Homes	3	4,300 sf avg	Crescent Custom Homes	2 / 3 lots issued for permit	2022
Block D Detached Homes	10	2,000 sf avg	AMR Westlake Villas	Building permits were issued for all 10 lots	2023
Entrada Residential Block J	3	4,500 sf avg	Bernal Custom Homes	Building permits were issued for all 3 lots	2023
Residential Repository	1 lot	120,000 sf	Ringtex Group / AMR	Building permit issued in September 2022	2025

ACTIVE PLANNING & ZONING CASE LOG

CASE NUMBER	TYPE	LOCATION	DESCRIPTION	CURRENT STATUS	RESOLUTION STATUS
CP-11-11-22	Concept Plan	1 Deloitte Way	Concept Plan for Deloitte Phase 2	Planning & Zoning Commission	N/A
DP-10-18-22	Development Plan / Zoning	1600 Solana Blvd	Zoning amendment and development plan amendment for Entrada	Planning & Zoning Commission	N/A
RP-10-29-22	Replat	Entrada Block F	Subdivide the block into 15 lots	Planning & Zoning Commission	N/A
RP-10-29-22	Replat	Entrada Block H	Subdivide the block into 9 lots	Planning & Zoning Commission	N/A
Z-07-05-22	Zoning Request	SW Corner of Pearson & Dove	Zoning request for new residential development	Revisions Requested	N/A
Z-07-06-22	Zoning Request	NW Corner of TW King & SH 114	Zoning request for new hotel development	Revisions Requested	N/A
RP-11-11-22	Replat	Entrada Block J	Subdivide the lot into 10 lots	In Review	N/A
RP-11-11-22	Replat	Entrada Block L	Subdivide the lot into two lots	In Review	N/A

ENTRADA OWNERSHIP MAP



N



0 170 340 680 Feet



Building Permits Issued - Year to Date

A report that returns buildings permits issued from January 1 of the current year to today's date.

Permit Issued Date Time from Projects feed: 01/01/2022 - 11/22/2022

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
ABOVEGROUND STORAGE TANK (1)									
22-000175	CS Westlake_Aboveground Storage Tank	3007 Schwab Way, DFW-G1	CS Kinross Lake Parkway (owner), Charles Schwab (tenant)		06/27/2022 at 1:27 PM	\$ 1,191,700.00	0	0	0
AVERAGE									
						\$ 1,191,700.00	0.00		
TOTAL									
						1 \$ 1,191,700.00	0.00		
ACCESS CONTROL PERMIT (2)									
22-000259	Avodah Access Control	1600 Solana Blvd., 8 / 8110	Sol Westlake, LP (owner), Alyce Morales (tenant)		09/13/2022 at 11:54 AM	\$ 10,844.13	15219	15219	
22-000401	Access Control Permit	1500 Solana Blvd., 1 / 1200	Sol Westlake, LP (owner), Goosehead Insurance (tenant)		11/18/2022 at 3:56 PM	\$ 60,000.00	0	7831.89	
AVERAGE									
						\$ 35,422.07	0.00		
TOTAL									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
					2	\$ 70,844.13	0.00		
COMMERCIAL ACCESSORY PERMIT (C) (1)									
22-000335	CTR Pavilion Accessory Building Permit	2451 Westlake Pkwy.	Hwy 2421 Barn LLC (owner)		11/15/2022 at 12:51 PM	\$ 475,000.00	0	0	840
AVERAGE									
						\$ 475,000.00	0.00		
TOTAL									
					1	\$ 475,000.00	0.00		
COMMERCIAL FINISH-OUT (C) (3)									
22-000156	Primos & Parliament Tenant Finish Outs	63 Tarragona Dr.	Maguire Prtns Solana Land LP (owner)	Shaun Collins (General Contractor)	07/19/2022 at 6:55 AM	\$ 500,000.00	8228	8228	8228
22-000157	Dahlia Bar & Bistro Finish-Out	63 Tarragona Dr.	Maguire Prtns Solana Land LP (owner)	Shaun Collins (General Contractor)	07/19/2022 at 6:54 AM	\$ 450,000.00	6072	6075	6075
22-000260	Fidelity Workplace Lounge Remodel	1 Destiny Way	Fidelity Investments (tenant), FMR Texas I LLC (owner)	Harvey Bowden (Plumbing Contractor), Kris Sims (General Contractor), Leslie Roman (Mechanical Contractor), Michael Oltean (Electrical Contractor)	09/22/2022 at 9:11 AM	\$ 7,857,293.00	93245	93240	93245
AVERAGE									
						\$ 2,935,764.33	35,847.67		
TOTAL									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
					3	\$ 8,807,293.00	107,543.00		

COMMERCIAL REMODEL PERMIT (C) (19)

21-000269	Kiewit Westlake Office Tenant Improvements	2050 Roanoke Rd.	Hillwood Alliance (owner), Tim Jeffrey (tenant)	(Electrical Contractor), Chris Salas (Plumbing Contractor), Connor Heaney (General Contractor), GARRY HAWES (Mechanical Contractor)	01/31/2022 at 8:49 AM	\$ 4,000,000.00	50860	50860	50860
21-000271	Jonah Digital TI, Building 4 Solana	1301 Solana Blvd., 4 / 4125	Albany Road (owner), Yuri Star (tenant)	Eric Futrell (Mechanical Contractor), GARRY HAWES (Mechanical Contractor), Jennifer Nix (General Contractor), Robert Skelton (Plumbing Contractor), Thomas Cook, Thomas Cook (Electrical Contractor)	03/08/2022 at 9:53 AM	\$ 1,300,000.00	9422	9136	9136
21-000290	Solana Garage Screen Walls	1500 Solana Blvd.	Sol Westlake, LP (owner)	(General Contractor)	06/23/2022 at 2:23 PM	\$ 800,000.00	0	0	0
22-000003	GKN Aerospace	1301 Solana Blvd., 1 / 1528	Albany Road (owner), Linda Philips (owner), Shawn Black (tenant)	(General Contractor), (Mechanical Contractor), Josh May (Electrical Contractor), Kevin Erdman (Plumbing Contractor)	01/27/2022 at 12:59 PM	\$ 220,000.00	5347	5327	5327
22-000024	Fidelity Fitness Center - Commercial Remodel Permit (C)	1 Destiny Way	Fidelity Investments (tenant), FMR Texas I LLC (owner)	David Hollowell (Plumbing Contractor), Kris Sims (General Contractor), Steve Humphrey, Sr. (Electrical Contractor), Todd Setford (Mechanical Contractor)	03/21/2022 at 9:05 AM	\$ 1,320,361.00	9604	9604	9604
22-000048	NTA Insurance	1301 Solana Blvd., 2 / 2100	Yogesh Kumar (tenant), Linda Philips (owner)	(Plumbing Contractor), James Alcorn (Mechanical Contractor), Josh Johnson (Electrical Contractor), Zyda Watkins (General Contractor)	03/16/2022 at 6:45 AM	\$ 260,000.00	13082	13082	13082

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000078	Solana T8 Spec Suites 8100/8110/8120	1600 Solana Blvd., 8 / 8100	Sol Westlake, LP (owner), Glenstar Texas (owner)	Charles Adkins, Charles Adkins (Plumbing Contractor), GARRY HAWES (Mechanical Contractor), James Thompson (Electrical Contractor), Shannon Mokate (General Contractor)	03/28/2022 at 10:07 AM	\$ 870,000.00	12059	12059	12059
22-000098	TXRE Property Management Office	1301 Solana Blvd., 4 / 4200	Linda Philips (owner), Benji Coomer (tenant)	(General Contractor), (Plumbing Contractor), James Alcorn (Mechanical Contractor), Josh May (Electrical Contractor), Zyda Watkins (General Contractor)	05/03/2022 at 1:18 PM	\$ 137,000.00	6879	6879	6879
22-000168	Fidelity Remodel - FDAS L1	1 Destiny Way	Fidelity Investments (tenant), FMR Texas I LLC (owner)	Kris Sims (General Contractor), Steve Humphrey, Sr. (Electrical Contractor), Todd Setford (Mechanical Contractor)	06/23/2022 at 3:29 PM	\$ 1,000,000.00	1447	1447	1447
22-000179	Commercial Remodel - Career Center	1 Destiny Way	Fidelity Investments (tenant), FMR Texas I LLC (owner)	Kris Sims (General Contractor), Michael Oltean (Electrical Contractor), Todd Setford (Mechanical Contractor)	06/30/2022 at 8:13 AM	\$ 499,452.00	1413	1413	1413
22-000201	1301 Bldg 5 Restroom Remodel	1301 Solana Blvd., 5	Israel Bernal (owner), Israel Bernal (tenant)	Jon Larimer (Electrical Contractor), Keith Durham (Plumbing Contractor), Mitch Manning (General Contractor)	06/27/2022 at 12:13 PM	\$ 310,000.00	4400	3587	4400
22-000203	Gintry Mills Capital Commercial Remodel	1301 Solana Blvd., 2 / 2450	Linda Philips (owner), Albany Road (owner), William Glass (tenant)	Cole Sellers (General Contractor), JOSEPH QUALLS (Mechanical Contractor), Michael Fitzpatrick (Electrical Contractor), Raul Alvarado (Plumbing Contractor)	07/05/2022 at 2:57 PM	\$ 49,500.00	2965	2965	2965
22-000210	Goosehead Insurance Remodel #1200-1300	1500 Solana Blvd., 1 / 1300	Sol Westlake, LP (owner), Goosehead Insurance (tenant)	(Electrical Contractor), Charles Adkins (Plumbing Contractor), GARRY HAWES (Mechanical Contractor), Shannon Mokate (General Contractor)	08/30/2022 at 1:13 PM	\$ 4,500,000.00	52700	52700	52700

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000276	1301 Solana Blvd. Suite 2110	1301 Solana Blvd., 2 / 2110	Linda Philips (owner), Andrew Johnson (tenant)	Cole Sellers (General Contractor), JOSEPH QUALLS (Mechanical Contractor), Michael Fitzpatrick (Electrical Contractor), Raul Alvarado (Plumbing Contractor)	08/18/2022 at 12:09 PM	\$ 55,000.00	6490	6490	6490
22-000300	Deloitte Dark Days 2022	1 Deloitte Way	Deloitte University (tenant), DCLI, LLC (owner)	David Hollowell (Plumbing Contractor), Stan Gentzler (Electrical Contractor), Todd Setford (Mechanical Contractor)	09/08/2022 at 8:50 AM	\$ 9,100,000.00	28250	28250	28250
22-000320	Gallery 19C - Commercial Remodel	1500 Solana Blvd., 5 / 5150	Sol Westlake, LP (owner)	Charles Adkins (Plumbing Contractor), GARRY HAWES (Mechanical Contractor), Shannon Mokate (General Contractor), Stan Gentzler (Electrical Contractor)	09/12/2022 at 10:25 AM	\$ 387,000.00	2803	2803	2803
22-000336	Visioneering Studios Remodel Permit	1301 Solana Blvd., 2 / 2120	HMC Solana, LLC (owner)	Ana Ortuno (Mechanical Contractor), Mary Brown (Electrical Contractor), Samuel Paschall (Plumbing Contractor), Shirley Kasiano (General Contractor)	11/17/2022 at 9:44 AM	\$ 250,000.00	0		5796
22-000344	Dashiell Corporation	1301 Solana Blvd., 2 / 2500	Linda Philips (owner)	Jimmy Cooper (General Contractor), Josh May (Electrical Contractor)	10/20/2022 at 2:25 PM	\$ 260,000.00	0		16673
22-000346	Remodel 5th Floor Corridor and Restrooms	1301 Solana Blvd., 2 / 2500	Linda Philips (owner)	Jimmy Cooper (General Contractor), Josh May (Electrical Contractor)	10/20/2022 at 1:42 PM	\$ 60,000.00	0		2891
AVERAGE									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
COMMERCIAL WHITEBOX PERMIT (C) (1)									
22-000090	Solana T8 Whitebox #8150	1600 Solana Blvd., 8	Sol Westlake, LP (owner)	Charles Adkins (Plumbing Contractor), GARRY HAWES (Mechanical Contractor), James Thompson (Electrical Contractor), Shannon Mokate (General Contractor)	03/25/2022 at 10:09 AM	\$ 135,000.00	18120	18120	18120
AVERAGE									
						\$ 135,000.00			18,120.00
TOTAL									
						1	\$ 135,000.00		18,120.00
CONSTRUCTION PLANS (1)									
21-000254	Fidelity Farm Construction Plans	2350 Value Ln.	FMR Texas I LLC (owner)	Kris Sims (General Contractor), Mark Newbern (Plumbing Contractor)	01/31/2022 at 3:29 PM	\$ 1,200,000.00			
AVERAGE									
						\$ 1,200,000.00			0.00
TOTAL									
						1	\$ 1,200,000.00		0.00
CONSTRUCTION TRAILER PERMIT (4)									
22-000332	Construction Trailer Permit	2-21 Catalonia Dr.	Maguire Prtns Solana Land LP (owner)		09/16/2022 at 1:51 PM	\$ 0	0		0

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000361	Construction Trailer Permit	48 Girona	MRW Investors (owner)	James Wilson (Plumbing Contractor), Mackenzie Ellison (Electrical Contractor)	10/26/2022 at 10:02 AM	\$ 3,500.00	0		480
22-000383	LifeTime Construction Trailer Permit	2902 Sam School Rd.	Sol Westlake, LP (owner)		11/11/2022 at 8:22 AM	\$ 60,000.00	0		1440
22-000389	Construction Trailer Permit	48 Girona	MRW Investors (owner)	Mackenzie Ellison (Electrical Contractor)	11/15/2022 at 8:41 AM	\$ 20,000.00	0		1316
AVERAGE									
						\$ 20,875.00	0.00		
TOTAL									
					4	\$ 83,500.00	0.00		
DEMOLITION PERMIT (R) (3)									
22-000058	Demolition of residence	2175 N Pearson Ln.	William Smith (owner)	Tami Lindamood (General Contractor)	03/04/2022 at 10:14 AM	\$ 13,450.00	0		1720
22-000150	Demolition Permit (R)	1847 Broken Bend Dr.		Nicolas Fowler (General Contractor)	05/16/2022 at 1:33 PM	\$ 100,000.00	0		8000
22-000202	Demolition Permit (R)	2100 Vaquero Club Dr.	Solley Wayne (owner)	Dustin Clark (General Contractor)	06/10/2022 at 2:07 PM	\$ 200,000.00	0		7800
AVERAGE									
						\$ 104,483.33	0.00		
TOTAL									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
					3	\$ 313,450.00	0.00		

ELECTRICAL PERMIT (C) (4)

21-000298	EV Charger	2201 Vaquero Club Dr.	Jeffrey Forbus (owner)	Michael Solano (Electrical Contractor)	01/04/2022 at 1:53 PM	\$ 800.00		
22-000217	Sewer Lift Station for Westlake Ranch	1991 N. Pearson Ln.	Town of Westlake (owner)	Tommy Richardson (Electrical Contractor)	06/29/2022 at 10:12 AM	\$ 121,000.00		
22-000265	Electrical Permit (C)	13911 Roanoke Rd.	Hillwood Alliance (owner)	Michael Moore, Jr. (Electrical Contractor)	07/25/2022 at 2:46 PM	\$ 0		
22-000266	Electrical Permit (C)	14251 Roanoke Rd.	Hillwood Alliance (owner)	Michael Moore, Jr. (Electrical Contractor)	07/26/2022 at 1:24 PM	\$ 0		
AVERAGE						\$ 30,450.00	0.00	
TOTAL						4	\$ 121,800.00	0.00

ELECTRICAL PERMIT (R) (33)

22-000001	Electrical Permit (R)	2175 N Pearson Ln.	William Smith (owner)	ABIGAIL THURSTON (Electrical Contractor)	01/03/2022 at 3:20 PM	\$ 1,500.00		
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PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000007	Electrical Permit (R)	1201 Perdenalas Trl.	Dandurand Jeffrey (owner)	Wesley Shahan (Electrical Contractor)	01/13/2022 at 10:29 AM	\$ 784.00			
22-000016	Electrical Permit (R)	1401 Hawthorn Way	Buster Cliff (owner)	Monty Lamb (Plumbing Contractor), Travis Burns (Electrical Contractor)	01/27/2022 at 3:30 PM	\$ 4,500.00			
22-000019	Electrical Permit (R)	2215 Vaquero Club Dr.	Daniel Belcher (owner)	Damien Raines (Plumbing Contractor), Dana Shaw (Electrical Contractor)	01/31/2022 at 8:02 AM	\$ 18,313.00			
22-000036	Electrical Permit (R)	1808 Broken Bend Dr.	Dombroski Harry (owner)	Chris Lamm (Electrical Contractor), Willie Alcala (Plumbing Contractor)	02/10/2022 at 3:57 PM	\$ 2,500.00			
22-000039	Electrical Permit (R)	2005 Swallowtail Ct.	Houston Jody (owner)	Jacob Sessions (Electrical Contractor)	02/15/2022 at 10:22 AM	\$ 3,300.00			
22-000040	800AMP Service	2006 White Wing Cove	Paul Harrison (owner)	A Sanchez (Electrical Contractor)	05/20/2022 at 10:50 AM	\$ 15,000.00			
22-000044	Electrical Permit (R) - Generator	2003 Swallowtail Ct.	Gilliland Jacque (owner)	Jaime Pineda (Electrical Contractor)	02/17/2022 at 11:17 AM	\$ 3,000.00			
22-000046	Electrical Permit (R) - Generator	1701 Wisteria Way	Kenneth & Roberta Eldred Trust (owner)	Monty Lamb (Plumbing Contractor), Travis Burns (Electrical Contractor)	02/17/2022 at 11:59 AM	\$ 6,500.00			
22-000056	Electrical Permit (R)	2208 Cedar Elm Terr.	Dennis Schwartz (owner)	Todd Rohe (Electrical Contractor)	03/01/2022 at 3:44 PM	\$ 1,000.00			
22-000070	Generator	2002 Nighthawk Ct.	Randy Turner Debbie Turner (owner)	Ron Bevins (Electrical Contractor)	03/10/2022 at 12:25 PM	\$ 39,966.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000111	Electrical Permit (R)	2002 Nighthawk Ct.	Randy Turner Debbie Turner (owner)	Ron Bevins (Electrical Contractor), Ron Bevins (Plumbing Contractor)	04/04/2022 at 11:27 AM	\$ 2,000.00			
22-000123	Electrical Permit (R)	2302 Cedar Elm Terr.	Hess Leeroy (owner)	Jaime Pineda (Electrical Contractor)	04/19/2022 at 2:57 PM	\$ 3,000.00			
22-000153	Electrical Permit (R)	1814 High Country Dr.	Joe Hawkins Janice Hawkins (owner)	Allysa Moreno (Plumbing Contractor), Raul Vigil (Electrical Contractor)	05/10/2022 at 2:16 PM	\$ 60,000.00			
22-000163	Electrical Permit (R)	1809 Broken Bend Dr.	Lotan Yair (owner)	Alan Keiser (Electrical Contractor), Don Kirkland (Plumbing Contractor)	05/16/2022 at 6:57 AM	\$ 9,999.00			
22-000173	Electrical Permit (R)	1834 Seville Cove		Jesus Cruz (Electrical Contractor)	05/19/2022 at 3:00 PM	\$ 500.00			
22-000226	Generator Electrical Permit (R)	1601 Creekwood Ct.	Krause James (owner)	ABIGAIL THURSTON (Electrical Contractor), Vernon Davault (Plumbing Contractor)	06/30/2022 at 1:33 PM	\$ 23,397.00			
22-000236	Generator Electrical Permit (R)	2217 King Fisher Dr.	Jurasek Tomas (owner)	BRANDON VAUGHAN (Electrical Contractor), Jimmy Darter (Plumbing Contractor)	07/08/2022 at 10:16 AM	\$ 9,870.00			
22-000237	Generator Electrical Permit (R)	1713 Wisteria Way	Damian Gomez (owner)	John Cohen (Electrical Contractor)	07/11/2022 at 9:49 AM	\$ 8,000.00			
22-000295	Generator	2100 Cedar Elm Terr.	Vaquero Club (owner)	BRANDON VAUGHAN (Electrical Contractor), Jimmy Darter (Plumbing Contractor)	08/15/2022 at 9:44 AM	\$ 7,009.00			
22-000303	Generator	2228 Cedar Elm Terr.	Valorie Berry (owner)	Charlie Wallace (Electrical Contractor), Charlie Wallace (Plumbing Contractor)	08/22/2022 at 12:22 PM	\$ 21,670.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000309	Electrical Permit (R)	5901 Stagecoach Cir.	Douglas John E (owner)	Justin Stroope (Electrical Contractor)	08/24/2022 at 11:29 AM	\$ 2,000.00			
22-000322	Electrical Permit (R)	2256 King Fisher Dr.	Ralph Sells (owner)	BRANDON VAUGHAN (Electrical Contractor), Jimmy Darter (Plumbing Contractor)	09/06/2022 at 8:02 AM	\$ 15,300.00			
22-000326	Electrical Permit (R)	1406 Fountain Grass Ct.	Travelstead A D (owner)	Daniel Arevalo (Plumbing Contractor), Michael Murphy (Electrical Contractor)	09/12/2022 at 10:20 AM	\$ 3,000.00			
22-000351	Generator	1872 Lakeshore Dr.	Randy & Lori Lentz (owner)	David Carlisle (Electrical Contractor)	10/05/2022 at 11:31 AM	\$ 28,000.00			
22-000356	Electrical Permit (R)	1814 High Country Dr.	Joe Hawkins Janice Hawkins (owner)	Raul Vigil (Electrical Contractor)	10/07/2022 at 11:36 AM	\$ 6,000.00			
22-000357	Electrical Permit (R)	2252 King Fisher Dr.	Bob Bollinger Dana Bollinger (owner)	(Electrical Contractor)	10/11/2022 at 9:32 AM	\$ 5,000.00			
22-000360	Electrical Permit (R)	1908 Meadow View Ct.	Quail Hollow Development II LLC (owner)	Monty Lamb (Plumbing Contractor), Travis Burns (Electrical Contractor)	10/10/2022 at 3:06 PM	\$ 9,997.00			
22-000364	Electrical Permit (R)	2300 Cedar Elm Terr.	Hund Thomas M (owner)	Charlie Wallace (Electrical Contractor), Charlie Wallace (Plumbing Contractor)	10/14/2022 at 7:46 AM	\$ 6,728.00			
22-000378	Electrical Permit (R)	2250 King Fisher Dr.	Smith Adam N (owner)	Tasha Thompson (Electrical Contractor), Tasha Thompson (Plumbing Contractor)	11/03/2022 at 8:59 AM	\$ 32,330.00			
22-000388	Electrical Permit (R)	2214 Cedar Elm Terr.	Schultz Albert (owner)	Alan Keiser (Electrical Contractor), Don Kirkland (Plumbing Contractor)	11/03/2022 at 2:36 PM	\$ 10,000.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000403	Westlake Ranch Meter Stack #1	2615 Magnolia Cir.	Matt Rose (owner)	Rick Hosti (Electrical Contractor)	11/17/2022 at 3:36 PM	\$ 0			
22-000404	Westlake Ranch Meter Stack # 2	1513 Azalea Ct.	Matt Rose (owner)	Rick Hosti (Electrical Contractor)	11/17/2022 at 3:39 PM	\$ 0			
AVERAGE									
TOTAL									

ELECTRICAL T-POLE PERMIT (3)									
PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
21-000261	Electrical T-Pole Journey Dome	3300 TW King Rd.	Vari Space (owner)	Stan Gentzler (Electrical Contractor)	01/04/2022 at 3:05 PM	\$ 0			
22-000109	Electrical T-Pole Permit	2100 Vaquero Club Dr.	Solley Wayne (owner)	JOSE ELIAS AYON (Electrical Contractor)	03/31/2022 at 2:57 PM	\$ 0			
22-000366	Electrical T-Pole Permit	2-21 Catalonia Dr.	Maguire Prtns Solana Land LP (owner)	Wesley Shahan (Electrical Contractor)	10/14/2022 at 1:34 PM	\$ 0			
AVERAGE									
TOTAL									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
FENCE / RETAINING WALL (12)									
21-000243	Retaining Wall	2212 King Fisher Dr.	Jay Wasserman (owner)	Robert Parr (General Contractor)	01/14/2022 at 9:21 AM	\$ 71,780.00			
22-000082	Retaining Wall	1112 Post Oak Pl.	Walker Charles F (owner)	Robert Avalos (General Contractor)	03/22/2022 at 7:38 AM	\$ 9,000.00			
22-000096	Retaining Wall	2113 Promontory Cove	John Andrews (owner)		04/05/2022 at 9:00 AM	\$ 6,000.00			
22-000099	Fence / Retaining Wall	2101 Rock Rose Ct.	Dave Parmer (owner)	Mike Buckman (General Contractor)	04/05/2022 at 4:34 PM	\$ 0			
22-000158	Retaining Wall	2000 Whitwood Cove	Oscar and Ragan Aguilera (owner)	Mark Pruitt (General Contractor)	05/18/2022 at 12:14 PM	\$ 8,800.00			
22-000188	Fence / Retaining Wall	1702 Wisteria Way	Trevor Gruenewald (owner)	Robert Parr (General Contractor)	06/08/2022 at 7:55 AM	\$ 91,896.00			
22-000277	Fence / Retaining Wall	2116 Ascension Trl.		Mike Buckman (General Contractor)	08/16/2022 at 2:08 PM	\$ 70,000.00			
22-000278	Retaining Wall	1503 Wills Ct.	Merritt Island Development LLC (owner)		08/22/2022 at 10:38 AM	\$ 26,871.00			
22-000293	Fence / Retaining Wall	2104 Ainsley Ct.		Mike Buckman (General Contractor)	08/22/2022 at 10:37 AM	\$ 20,000.00			
22-000296	Retaining Wall	1888 Lakeshore Dr.	Sean Kane (owner)		08/23/2022 at 6:49 AM	\$ 2,000.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000362	Fence / Retaining Wall	24 Catalonia Dr.	Maguire Prtns Solana Land LP (owner)		10/24/2022 at 10:27 AM	\$ 20,000.00			
22-000363	Fence / Retaining Wall	26 Catalonia Dr.	Maguire Prtns Solana Land LP (owner)	Thomas Werling (General Contractor)	10/24/2022 at 12:35 PM	\$ 30,000.00			
AVERAGE									
\$ 29,695.58 0.00									
TOTAL									
12 \$ 356,347.00 0.00									

FOUNTAIN / WATER FEATURE (3)									
PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000095	Fountain / Water Feature	1901 Meadow View Ct.	Rahul Manda (owner)	Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor), Chris Pucci (Pool Contractor)	04/12/2022 at 1:29 PM	\$ 74,600.00	0		200
22-000116	Fountain / Water Feature	1925 N. Pearson Ln.	Tim Brittan (owner)	Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	04/08/2022 at 9:38 AM	\$ 49,000.00	0		942
22-000225	Fountain / Water Feature	1802 Quail Hollow Dr.	AKQ Investments II LP (owner), Thomas R McKelvey Lisa McKelvey (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	07/12/2022 at 9:18 AM	\$ 75,000.00	0		234
AVERAGE									
\$ 66,200.00 0.00									
TOTAL									
3 \$ 198,600.00 0.00									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
GRADING / EARTH DISTURBANCE PERMIT (2)									
22-000200	Vaquero Golf Course Mass Grading	2300 Vaquero Club Dr.	Vaquero Club (owner), Vaquero Club (tenant)		10/20/2022 at 11:22 AM	\$ 0	194.024		
22-000222	Entrada Gas Well Pad Site Grading Cleanup	68 Aragon Dr.	MRW Investors (owner)		07/15/2022 at 7:28 AM	\$ 0	5.84		
AVERAGE									
						\$ 0.00	0.00		
TOTAL									
						2	\$ 0.00	0.00	
IRRIGATION PERMIT (C) (6)									
22-000010	CTR Riparian Park Irrigation	14200 Roanoke Rd.	Hillwood Alliance (owner)	Mark Witt (Irrigation Contractor)	01/24/2022 at 5:19 PM	\$ 200,000.00			
22-000025	Aragon Garage Irrigation Permit (C)	67 Aragon Dr.	MRW Investors (owner)	Creed Burchfield (Irrigation Contractor)	02/14/2022 at 3:58 PM	\$ 10,000.00			
22-000051	Backflow Installation for New Meter	1901 Solana Boulevard	Granada Residential Community Inc (owner), Town of Westlake (owner)	Brandon Mullins (Irrigation Contractor)	02/25/2022 at 1:55 PM	\$ 3,200.00			
22-000067	Backflow Install on Dove Rd - Meter 530632007	2450 Dove Rd.	FMR Texas LTD PRTNSHP (owner)	Brandon Mullins (Irrigation Contractor)	03/03/2022 at 1:49 PM	\$ 3,000.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000092	Irrigation Permit	1905 Meadow View Ct.	Quail Hollow Development II LLC (owner)	Tim Frosch (Irrigation Contractor)	03/21/2022 at 11:53 AM	\$ 16,800.00			
22-000125	Entrada Chapel Irrigation Permit	49 Tarragona Dr.	Maguire Prtns Solana Land LP (owner)	Pablo Rincon (Irrigation Contractor)	04/29/2022 at 2:42 PM	\$ 5,000.00			
AVERAGE									
\$ 39,666.67 0.00									
TOTAL									
6 \$ 238,000.00 0.00									

IRRIGATION PERMIT (R) (27)							
22-00008	Irrigation Permit (R)	2212 King Fisher Dr.	Jay Wasserman (owner)	Clayton Mahan (Irrigation Contractor)	01/18/2022 at 12:56 PM	\$ 2,000.00	
22-000017	Irrigation Permit (R)	2104 Promontory Cove	David Grove (owner)	Clayton Mahan (Irrigation Contractor)	01/28/2022 at 10:10 AM	\$ 2,000.00	
22-000047	Irrigation Permit (R)	1706 Wisteria Way		Jimmie Collins (Irrigation Contractor)	02/17/2022 at 12:01 PM	\$ 2,999.00	
22-000064	Irrigation Permit (R)	2101 Rock Rose Ct.	Dave Parmer (owner)	Ryon Bowman (Irrigation Contractor)	03/03/2022 at 12:09 PM	\$ 5,000.00	
22-000065	Irrigation Permit (R)	1704 Oak Glen Ln.	Panakanti Praveen K. (owner)	Ryon Bowman (Irrigation Contractor)	03/04/2022 at 11:12 AM	\$ 6,000.00	

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000068	Irrigation Permit (R)	1706 Cypress Way	GLJ4 LLC (owner)	Brian Krohn (Irrigation Contractor)	03/08/2022 at 12:01 PM	\$ 14,999.00			
22-000117	Irrigation Permit (R)	1526 Winsbury Way	Greg Fox (owner)	Casey Haun (Irrigation Contractor)	04/08/2022 at 8:44 AM	\$ 7,000.00			
22-000120	Irrigation Permit (R)	1478 Forest Knoll Dr.	Greg Fox (owner)	Clayton Mahan (Irrigation Contractor)	04/19/2022 at 2:59 PM	\$ 1,966.00			
22-000137	Irrigation Permit (R)	1908 Meadow View Ct.	Quail Hollow Development II LLC (owner)	Tim Frosch (Irrigation Contractor)	04/29/2022 at 2:35 PM	\$ 36,400.00			
22-000144	Irrigation Permit (R)	1803 High Country Dr.	Attar Sayeed (owner)	(Irrigation Contractor)	05/04/2022 at 8:14 AM	\$ 17,500.00			
22-000205	Irrigation Permit (R)	1764 Hidden Springs Ct.	Dean DeCavitte (owner)	James Wallis (Irrigation Contractor)	06/23/2022 at 4:22 PM	\$ 15,000.00			
22-000212	Irrigation Permit (R)	1615 Terra Bella Dr.	Brent Franklin (owner)	Clayton Mahan (Irrigation Contractor)	06/28/2022 at 12:38 PM	\$ 1,972.00			
22-000216	Westlake Ranch Irrigation	1925 N. Pearson Ln.	Tim Brittan (owner)	Stephen Heidman (Irrigation Contractor)	06/24/2022 at 8:22 AM	\$ 0			
22-000239	Irrigation Permit (R)	2000 Whitwood Cove	Oscar and Ragan Aguilera (owner)	Victor Vazquez (Irrigation Contractor)	07/29/2022 at 1:41 PM	\$ 7,150.00			
22-000244	Lutz Irrigation conversion	1867 Post Oak Pl.	Bonanza 2012 Trust (owner)	Elliot Davis (Irrigation Contractor)	07/15/2022 at 7:15 AM	\$ 2,000.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000245	Irrigation Permit (R)	1502 Bluffview Dr.	Phillip Rose (owner)	Spencer Perkins (Irrigation Contractor)	07/15/2022 at 7:14 AM	\$ 25,000.00			
22-000251	Irrigation Permit (R)	2007 Whitwood Cove		Ryon Bowman (Irrigation Contractor)	07/18/2022 at 11:30 AM	\$ 2,500.00			
22-000261	Temporary Irrigation	2100 Vaquero Club Dr.	Solley Wayne (owner)	Patrick Wallace (Irrigation Contractor)	08/15/2022 at 10:38 AM	\$ 6,125.00			
22-000267	Irrigation Permit (R)	1405 Ridge Cir.	24A Genevieve Trust Donna Haugaard (owner)	Gary Boedeker (Irrigation Contractor)	07/27/2022 at 8:29 AM	\$ 20,000.00			
22-000272	Irrigation Permit (R)	1490 Forest Knoll Dr.	Paul Moss (owner)	Clayton Mahan (Irrigation Contractor)	08/02/2022 at 7:39 AM	\$ 1,975.00			
22-000273	Irrigation Permit (R)	2004 Swallowtail Ct.	Jeffrey Johnson (owner)	Clayton Mahan (Irrigation Contractor)	08/25/2022 at 8:39 AM	\$ 2,000.00			
22-000301	Irrigation Permit (R)	2113 Promontory Cove	John Andrews (owner)	Victor Vazquez (Irrigation Contractor)	08/26/2022 at 1:11 PM	\$ 7,200.00			
22-000302	Irrigation Permit (R)	1725 Placid Oaks Ln.	Quail Hollow Development II LLC (owner)	Tim Frosch (Irrigation Contractor)	09/07/2022 at 12:33 PM	\$ 39,700.00			
22-000379	Irrigation Permit (R)	2105 Ainsley Ct.	Matthew Ruth (owner)	William Cannon (Irrigation Contractor)	10/31/2022 at 8:26 AM	\$ 7,000.00			
22-000391	Irrigation Permit (R)	1810 Scenic Cir.	Paul Doll (owner)	Tim Frosch (Irrigation Contractor)	11/10/2022 at 8:09 AM	\$ 34,750.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000397	Irrigation Permit (R)	2105 Promontory Cove	Mei Chen (owner)	James Wallis (Irrigation Contractor)	11/21/2022 at 11:26 AM	\$ 6,000.00			
22-000398	Irrigation Permit (R)	1485 Forest Knoll Dr.	Rhydon Lee (owner)	Ryon Bowman (Irrigation Contractor)	11/15/2022 at 1:09 PM	\$ 3,500.00			
AVERAGE									
TOTAL									

MECHANICAL PERMIT (C) (1)									
21-000297	Mechanical Permit (C)	1724 Wisteria Way	Michael H Magusiak (owner)	William Luker (Mechanical Contractor)	01/06/2022 at 10:45 AM	\$ 8,543.08			
AVERAGE									
TOTAL									

MECHANICAL PERMIT (R) (20)									
22-000023	6 system replacement	2208 Vaquero Estates Blvd.	Gregory Brady (owner)	James Wait (Mechanical Contractor)	02/02/2022 at 2:01 PM	\$ 90,486.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000076	Mechanical Permit (R)	2254 King Fisher Dr.	Toyota Motor North America Inc (owner)	Allysa Moreno (Mechanical Contractor)	03/10/2022 at 12:16 PM	\$ 21,507.00			
22-000103	Mechanical Permit (R)	2038 Granada Trl.	Paresh Patel (owner)	Jose Juarez (Mechanical Contractor)	03/30/2022 at 9:13 AM	\$ 61,300.00			
22-000129	Mechanical Permit (R)	1809 Broken Bend Dr.	Lotan Yair (owner)	Afshin Gazor (Mechanical Contractor)	04/19/2022 at 12:31 PM	\$ 8,800.00			
22-000134	Mechanical Permit (R)	1806 Copperfield Ct.	Bartholomae Shawn Edward (owner)	Jeffrey Stewart (Mechanical Contractor)	04/22/2022 at 4:06 PM	\$ 28,500.00			
22-000146	Mechanical Permit (R)	1290 Casa Bella Ct.	Mcgarrity Thomas (owner)	Richard Prater (Mechanical Contractor)	05/04/2022 at 9:19 AM	\$ 13,228.00			
22-000177	Mechanical Permit (R)	1601 Creekwood Ct.	Krause James (owner)	Jeffrey Stewart (Mechanical Contractor)	05/23/2022 at 12:07 PM	\$ 12,583.00			
22-000207	Mechanical Permit (R)	12 Wyck Hill Ln.	Williams Charles W (owner)	Ron Bevins (Mechanical Contractor)	06/16/2022 at 5:10 PM	\$ 19,000.00			
22-000215	Mechanical Permit (R)	1851 Broken Bend Dr.	Richard Simmons (owner)	JEFFREY STEWART (Mechanical Contractor)	08/02/2022 at 2:40 PM	\$ 12,718.00			
22-000238	Mechanical Permit (R)	2125 N. Pearson		JEFFREY STEWART (Mechanical Contractor)	07/12/2022 at 9:17 AM	\$ 10,500.00			
22-000240	Mechanical Permit (R)	1403 Hawthorn Way	Flowers Brian E (owner)	Mike Douglas (Mechanical Contractor)	07/12/2022 at 9:16 AM	\$ 32,300.00			

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22-000242	Mechanical Permit (R)	5932 Janet Ct.	Chung Andrew W (owner)	Ron Bevins (Mechanical Contractor)	07/13/2022 at 11:36 AM	\$ 20,000.00			
22-000246	Mechanical Permit (R)	2102 Falcon Pass	Davis Robson Masami Robson (owner)	Andrew Waggoner (Mechanical Contractor)	07/15/2022 at 8:55 AM	\$ 10,114.25			
22-000274	Mechanical Permit (R)	1624 Fair Oaks Ct.	Troy Avendanio Maria Ambalong (owner)	Ron Bevins (Mechanical Contractor)	08/01/2022 at 8:37 AM	\$ 20,000.00			
22-000289	Mechanical Permit (R)	2105 Falcon Pass	Favia Jody M (owner)	Andrew Jones (Mechanical Contractor)	08/05/2022 at 2:49 PM	\$ 8,280.00			
22-000347	Mechanical Permit (R)	2102 Falcon Pass	Davis Robson Masami Robson (owner)	Andrew Waggoner (Mechanical Contractor)	09/29/2022 at 2:20 PM	\$ 32,827.47			
22-000368	Mechanical Permit (R)	2212 Vaquero Estates Blvd.	Joseph M Depinto (owner)	Andrew Waggoner (Mechanical Contractor)	10/14/2022 at 2:12 PM	\$ 6,908.00			
22-000370	Mechanical Permit (R)	1624 Meandering Way Dr.	Triple T Farms LTD (owner)	Andrew Waggoner (Mechanical Contractor)	10/20/2022 at 1:33 PM	\$ 322,850.00			
22-000376	Mechanical Permit (R)	2002 White Wing Cove	VSDH Vaquero Venture II LLC (owner)	Mike Douglas (Mechanical Contractor)	10/27/2022 at 2:21 PM	\$ 7,900.00			
22-000385	Mechanical Permit (R)	2202 Vaquero Club Dr.	Kirby Kendall (owner)	Ron Bevins (Mechanical Contractor)	11/01/2022 at 1:25 PM	\$ 30,000.00			
AVERAGE									

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TOTAL									
					20	\$ 769,801.72		0.00	
MISCELLANEOUS PERMIT (R) (3)									
22-000133	Underground Shelter	1901 Meadow View Ct.	Rahul Manda (owner)	Rahul Manda (General Contractor)	05/23/2022 at 1:09 PM	\$ 150,000.00	750	750	
22-000145	Temporary Batch Plant	1925 N. Pearson Ln.	Tim Brittan (owner)	Mike Lorant (General Contractor)	06/03/2022 at 1:37 PM	\$ 0	0	0	
22-000178	1710 Cypress Underground Shelter	1710 Cypress Way	Greg Aslinger (owner)	Efrain Ramirez (Electrical Contractor), Elias Loredo (Mechanical Contractor), Mark Hollister (Plumbing Contractor), Rahul Manda (General Contractor)	06/30/2022 at 8:01 AM	\$ 70,000.00	500	500	
AVERAGE									
						\$ 73,333.33		0.00	
TOTAL									
					3	\$ 220,000.00		0.00	
NEW COMMERCIAL BUILDING (C) (2)									
22-000232	LifeTime Solana	2902 Sam School Rd.	Sol Westlake, LP (owner)	Chris Ryan (General Contractor), Donna Molock (Mechanical Contractor), Ryan Fuller (Electrical Contractor)	08/30/2022 at 10:08 AM	\$ 25,000,000.00	105813	105813	105813

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000235	Entrada Residential Repository	64 Tarragona Dr.	MRW Investors (owner), Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	09/23/2022 at 10:17 AM	\$ 5,000,000.00	120122	95080	120122
AVERAGE									
\$ 15,000,000.00 100,446.50									
TOTAL									
2 \$ 30,000,000.00 200,893.00									

NEW COMMERCIAL SHELL BUILDING (C) (1)									
20-000034 Entrada Block N Mix-Use Condo 49 Arta Dr. Israel Bernal (owner) (Mechanical Contractor), John Andrews (General Contractor), Johnny Posey (Plumbing Contractor) 04/14/2022 at 1:17 PM \$ 2,900,000.00 24666									
AVERAGE									
\$ 2,900,000.00 0.00									
TOTAL									
1 \$ 2,900,000.00 0.00									

NEW SINGLE FAMILY HOME PERMIT (R) (54)
21-000099 Entrada Block H Lot 2 SFR 24 Catalonia Dr. Maguire Prtns Solana Land LP (owner) James Arber (Electrical Contractor), James Wilson (Plumbing Contractor), Michael Dees (General Contractor), Robert Steele (Mechanical Contractor) 05/25/2022 at 10:05 AM \$ 960,000.00 5149 3840 5149

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
21-000100	Entrada Block H Lot 3 SFR	26 Catalonia Dr.	Maguire Prtns Solana Land LP (owner)	James Arber (Electrical Contractor), James Wilson (Plumbing Contractor), Michael Dees (General Contractor)	05/25/2022 at 10:08 AM	\$ 1,150,000.00	6025	4614	6025
21-000101	Entrada Block H Lot 4 SFR	28 Catalonia Dr.	Maguire Prtns Solana Land LP (owner)	James Arber (Electrical Contractor), James Wilson (Plumbing Contractor), Michael Dees (General Contractor)	05/25/2022 at 10:09 AM	\$ 1,240,000.00	6378	5057	6378
21-000214	Atluri Residence	2225 Barcelona Ct.	Venkata Alturi (owner)	(Mechanical Contractor), John Andrews (General Contractor), Johnny Posey (Plumbing Contractor), Larry Causey (Electrical Contractor)	01/14/2022 at 11:25 AM	\$ 1,750,000.00	10228	6958	10228
21-000257	Vedati Residence	1710 Cypress Way	Greg Aslinger (owner)	Elias Loredo (Mechanical Contractor), Mark Hollister (Plumbing Contractor), Rahul Manda (General Contractor), Rick Hosti (Electrical Contractor)	01/27/2022 at 10:56 AM	\$ 2,300,000.00	12181	7689	12181
21-000263	Shin Residence	2215 Costa Del Sol	John Shin (owner)	(Mechanical Contractor), John Andrews (General Contractor), Johnny Posey (Plumbing Contractor), Larry Causey (Electrical Contractor)	01/18/2022 at 4:45 PM	\$ 2,475,000.00	8600	6357	8600
21-000266	Srinavasin Residence	2119 Ascension Trl.	Heritage Homes (owner), RAMESH SRINIVASAN (owner)	(Mechanical Contractor), Anna Benge (Plumbing Contractor), John Webb (General Contractor), Larry Causey (Electrical Contractor)	01/14/2022 at 9:24 AM	\$ 1,825,000.00	7020	4866	7020
21-000292	Richardson Residence	1810 Seville Cove	SCH Homes (owner)	Andrew Waggoner (Mechanical Contractor), Anthony Favara (Plumbing Contractor), John Hebb (General Contractor), Robert Panno (Electrical Contractor)	01/25/2022 at 8:24 AM	\$ 2,500,000.00	10976	7932	10976
22-000011	Mulholland Residence	1873 Lakeshore Dr.	Quail Hollow Development II LLC (owner)	Dean Villanueva (Mechanical Contractor), Mike Lorant (General Contractor), Rick Hosti (Electrical Contractor), Robin Gallaway (Plumbing Contractor)	02/25/2022 at 11:54 AM	\$ 2,000,000.00	17176	13592	17176

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22-000018	Rostron Residence	1403 Fountain Grass Ct.	Paul Rostron (owner)	Ashley Cox (Plumbing Contractor), Cherie Dinger (General Contractor), Gary Sodd (Electrical Contractor), Marvin R. Chapman (Mechanical Contractor)	02/18/2022 at 3:22 PM	\$ 1,200,000.00	7958	6186	7958
22-000021	Kauser Residence	1486 Forest Knoll Dr.		Anna Benge (Plumbing Contractor), John Webb (General Contractor), Larry Causey (Electrical Contractor), Roger Thoes (Mechanical Contractor)	03/15/2022 at 3:00 PM	\$ 1,123,000.00	5307	4051	5307
22-000026	Moss Residence	1494 Forest Knoll Dr.		(Electrical Contractor), (General Contractor), (Plumbing Contractor), Amber Oldham (Mechanical Contractor)	03/21/2022 at 2:09 PM	\$ 675,000.00	6328	4747	6328
22-000029	Sisodiya Residence	2034 Granada Trl.	Kamlesh Sisodiya (owner)	Ashley Cox (Plumbing Contractor), Chris Hawkins (Mechanical Contractor), Nick Smith (General Contractor), Robert Panno (Electrical Contractor)	05/12/2022 at 3:24 PM	\$ 1,855,555.00	9589	6404	9589
22-000030	Clarida Residence 2104 Ainsley Court	2104 Ainsley Ct.		Chris Hawkins (Mechanical Contractor), Gary France (Electrical Contractor), Johnny Posey (Plumbing Contractor), Larry Stewart (General Contractor)	04/14/2022 at 3:28 PM	\$ 1,811,000.00	6510	4570	6510
22-000038	Echols Residence	1506 Meandering Way Dr.		Dean Villanueva (Mechanical Contractor), Frank Cano (Plumbing Contractor), Mike Lorant (General Contractor), Rick Hosti (Electrical Contractor)	04/27/2022 at 3:27 PM	\$ 2,000,000.00	19118	13406	19118
22-000043	Margetts Residence	2109 Promontory Cove		Brian Demma (General Contractor), David Lasiter (Plumbing Contractor), Jeremy Besson (Mechanical Contractor), Marco Torres (Electrical Contractor)	04/07/2022 at 7:06 AM	\$ 1,000,000.00	4916	3647	4916

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22-000045	Ehlmann Residence	2116 Ascension Trl.		Brian Demma (General Contractor), David Lasiter (Plumbing Contractor), Jeremy Besson (Mechanical Contractor), Marco Torres (Electrical Contractor)	04/06/2022 at 1:01 PM	\$ 1,000,000.00	6424	4696	6424
22-000049	Ruel Residence	2015 Whitwood Cove		Chris Hawkins (Mechanical Contractor), Gary France (Electrical Contractor), Johnny Posey (Plumbing Contractor), Larry Stewart (General Contractor)	04/08/2022 at 2:07 PM	\$ 1,270,000.00	5355	4058	5355
22-000063	Joseph Residence	1820 Seville Cove	Jerry Baker (owner)	Ashley Cox (Plumbing Contractor), Cherie Dinger (General Contractor), Gary Sodd (Electrical Contractor), Marvin R. Chapman (Mechanical Contractor)	03/28/2022 at 8:35 AM	\$ 1,200,000.00	8877	5750	8877
22-000077	1489 Forest Knoll- Lulla Residence	1489 Forest Knoll Dr.		Chris Hawkins (Mechanical Contractor), Gary France (Electrical Contractor), Johnny Posey (Plumbing Contractor), Larry Stewart (General Contractor)	04/27/2022 at 10:34 AM	\$ 1,100,000.00	7035	5270	7035
22-000081	Entrada Block H Lot 1R1	10 Catalonia Dr.	MRW Investors (owner)	David Ford (General Contractor), David Lasiter (Plumbing Contractor), Gary Sodd (Electrical Contractor), Jory McDaniel (Mechanical Contractor)	04/14/2022 at 2:59 PM	\$ 1,329,850.00	6655	4261	6655
22-000100	Kellerman Residence	2211 Costa del Sol		(Mechanical Contractor), John Andrews (General Contractor), Johnny Posey (Plumbing Contractor), Larry Causey (Electrical Contractor)	05/23/2022 at 12:20 PM	\$ 3,000,000.00	9344	6645	9344
22-000112	Shori Residence	1609 Meandering Way Dr.	Dave Parmer (owner)	Elias Loredo (Mechanical Contractor), Gary Sodd (Electrical Contractor), Mark Hollister (Plumbing Contractor), Rahul Manda (General Contractor)	04/28/2022 at 11:05 AM	\$ 2,500,000.00	14398	9536	14398

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22-000113	Nestor Residence	1518 Meandering Way Dr.	Drew Johnson Joanna Johnson (owner)	Dean Villanueva (Mechanical Contractor), Frank Cano (Plumbing Contractor), Mike Lorant (General Contractor), Rick Hosti (Electrical Contractor)	05/12/2022 at 11:56 AM	\$ 3,385,500.00	18300	12002	18300
22-000122	Krieser Residence	1701 Oak Glen Ln.	Krieser Jason D (owner), Jason D Krieser (owner)	Dean Villanueva (Mechanical Contractor), Frank Cano (Plumbing Contractor), Mike Lorant (General Contractor), Rick Hosti (Electrical Contractor)	05/05/2022 at 9:44 AM	\$ 2,520,625.00	13625	9250	13625
22-000127	Entrada Block H Lot 1R3	16 Catalonia Dr.	MRW Investors (owner), Maguire Prtns Solana Land LP (owner)	David Ford (General Contractor), David Lasiter (Plumbing Contractor), Gary Sodd (Electrical Contractor), Jory McDaniel (Mechanical Contractor)	06/03/2022 at 10:23 AM	\$ 1,262,200.00	6311	4062	6311
22-000132	Shakouri Residence	1502 Meandering Way Dr.	Miller John C Miller Gracie (owner)	Dean Villanueva (Mechanical Contractor), Frank Cano (Plumbing Contractor), Mike Lorant (General Contractor), Rick Hosti (Electrical Contractor)	05/13/2022 at 11:52 AM	\$ 2,596,845.00	14037	9374	14037
22-000135	Entrada Block H Lot 1R2	14 Catalonia Dr.	MRW Investors (owner), Maguire Prtns Solana Land LP (owner)	David Ford (General Contractor), David Lasiter (Plumbing Contractor), Gary Sodd (Electrical Contractor), Jory McDaniel (Mechanical Contractor)	06/03/2022 at 10:22 AM	\$ 1,179,800.00	5899	4030	5899
22-000139	Dillender Residence	5929 Steve Ct.	Todd Dillender (owner)	Bobby Joy Hill (Electrical Contractor), Eliseo Esparza (Mechanical Contractor), Michael Glover (Plumbing Contractor), Travis Wiescamp (General Contractor)	09/27/2022 at 3:03 PM	\$ 1,755,000.00	7241	4963	7241
22-000154	Entrada Block D Lot 1R	1 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Steven Richardson (Mechanical Contractor)	06/09/2022 at 10:14 AM	\$ 650,000.00	2888	2018	2888

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22-000166	Ford Residence	2214 Castilian Path	Soleil Development LLC (owner), Robert Ford (owner)	(Mechanical Contractor), John Andrews (General Contractor), Johnny Posey (Plumbing Contractor), Larry Causey (Electrical Contractor)	07/18/2022 at 1:32 PM	\$ 1,000,000.00	6201	5560	6201
22-000169	New Single Family Home Permit (R)	2008 Whitwood Cove	Dean DeCavitte (owner)	Dean DeCavitte (General Contractor), Rick Thornton (Mechanical Contractor), Ron Moore (Electrical Contractor), Vernon Davault (Plumbing Contractor)	06/21/2022 at 3:47 PM	\$ 1,763,000.00	5221	4126	5221
22-000186	Rodgers Residence	2112 Ascension Trl.		Ashley Cox (Plumbing Contractor), Cherie Dinger (General Contractor), Gary Sodd (Electrical Contractor), Marvin R. Chapman (Mechanical Contractor)	06/30/2022 at 1:02 PM	\$ 1,300,000.00	7775	5551	7775
22-000193	Entrada Block D Lot 2	5 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	07/18/2022 at 2:03 PM	\$ 650,000.00	2812	1890	2812
22-000194	Entrada Block D Lot 3	9 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	07/14/2022 at 1:21 PM	\$ 650,000.00	2919	2079	2919
22-000218	Capecci Residence	2016 Whitwood Cove	Jon Atwood (owner), Greg Fox (owner)	Chris Hawkins (Mechanical Contractor), Johnny Posey (Plumbing Contractor), Jon Atwood (General Contractor), Robert Panno (Electrical Contractor)	07/19/2022 at 12:48 PM	\$ 800,000.00	5664	4250	5664
22-000249	New Single Family Home Permit (R)	1522 Winsbury Way		(Mechanical Contractor), John Andrews (General Contractor), Johnny Posey (Plumbing Contractor), Larry Causey (Electrical Contractor)	11/21/2022 at 4:22 PM	\$ 1,500,000.00	6618	4791	6618

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000250	Entrada Block D Lot 4	13 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	09/09/2022 at 9:29 AM	\$ 650,000.00	2691	1743	2691
22-000253	Entrada Block D Lot 5	17 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	09/13/2022 at 3:16 PM	\$ 650,000.00	2751	1962	2751
22-000254	Entrada Block D Lot 6	21 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	09/13/2022 at 3:17 PM	\$ 650,000.00	2629	1760	2629
22-000255	Entrada Block D Lot 7	25 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	09/09/2022 at 9:39 AM	\$ 600,000.00	2629	1760	2629
22-000256	Entrada Block D Lot 8	29 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	09/09/2022 at 9:41 AM	\$ 650,000.00	2736	1862	2736
22-000257	Entrada Block D Lot 9	33 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	09/12/2022 at 12:02 PM	\$ 650,000.00	2625	1804	2625
22-000258	Entrada Block D Lot 10	37 Costa Brava	Rush Graves (owner)	James Wilson (Plumbing Contractor), Jayson Brewer (General Contractor), Mackenzie Ellison (Electrical Contractor), Robert Steele (Mechanical Contractor)	08/19/2022 at 2:49 PM	\$ 650,000.00	2753	1897	2753

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000263	Sansone Residence	2004 Whitwood Cove		Chris Hawkins (Mechanical Contractor), Gary France (Electrical Contractor), Johnny Posey (Plumbing Contractor), Larry Stewart (General Contractor)	10/05/2022 at 10:07 AM	\$ 1,200,000.00	5749	4419	5749
22-000292	Abey Residence	1800 Scenic Cir.	Jay Still Jana Still (owner)	Efrain Ramirez (Electrical Contractor), Elias Loredo (Mechanical Contractor), Mark Hollister (Plumbing Contractor), Rahul Manda (General Contractor)	09/09/2022 at 8:16 AM	\$ 3,800,000.00	20967	15224	20967
22-000304	Entrada Block J Lot 13	72 Cortes Dr.	Israel Bernal (owner)	Johnny Posey (Plumbing Contractor), Julian Hernandez (Mechanical Contractor), Mitch Manning (General Contractor), Wesley Shahan (Electrical Contractor)	09/06/2022 at 11:35 AM	\$ 1,000,000.00	4345	3288	4345
22-000305	Dodla Residence	1722 Cypress Way	Vamsi K Dodla Saritha Dodla (owner)	(Mechanical Contractor), Chris Hawkins (Mechanical Contractor), Johnny Posey (Plumbing Contractor), Larry Stewart (General Contractor), Mackie Hohrine (Electrical Contractor)	11/04/2022 at 1:21 PM	\$ 4,000,000.00	12510	8972	12510
22-000306	Entrada Block J Lot 12	74 Cortes Dr.	Israel Bernal (owner)	Johnny Posey (Plumbing Contractor), Julian Hernandez (Mechanical Contractor), Mitch Manning (General Contractor), Wesley Shahan (Electrical Contractor)	09/06/2022 at 11:27 AM	\$ 1,000,000.00	5025	3562	5025
22-000307	Entrada Block J Lot 11	76 Cortes Dr.	Israel Bernal (owner)	Johnny Posey (Plumbing Contractor), Julian Hernandez (Mechanical Contractor), Mitch Manning (General Contractor), Wesley Shahan (Electrical Contractor)	09/06/2022 at 11:16 AM	\$ 1,000,000.00	4208	3140	4208
22-000308	Sorensen Residence	1510 Forest Knoll Dr.		Chris Hawkins (Mechanical Contractor), Johnny Posey (Plumbing Contractor), Jon Atwood (General Contractor), Robert Panno (Electrical Contractor)	09/16/2022 at 11:10 AM	\$ 1,200,000.00	4552	3014	4552

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000340	Baugh Residence	1509 Meandering Way Dr.		Cary Hy (General Contractor), Chris Cyphers (Plumbing Contractor), Gary Sodd (Electrical Contractor), Lisa Layer (Mechanical Contractor)	10/12/2022 at 12:07 PM	\$ 3,000,000.00	0		18102
22-000348	Casa Dell 'Amore	1892 Lakeshore Dr.	Hope Evans Larry Evans (owner)	Efrain Ramirez (Electrical Contractor), Elias Loredo (Mechanical Contractor), Mark Hollister (Plumbing Contractor), Rahul Manda (General Contractor)	11/08/2022 at 2:53 PM	\$ 4,000,000.00	0		24922.96
22-000358	Indresano Residence	1711 Cypress Way	Hafiz A Hakam Hamida Hakam (owner)	Amber Oldham (Mechanical Contractor), Ashley Cox (Plumbing Contractor), Cherie Dinger (General Contractor), Gary Sodd (Electrical Contractor)	11/01/2022 at 7:44 AM	\$ 1,500,000.00	0		12363.39
AVERAGE									
TOTAL									

PLUMBING PERMIT (C) (5)

22-000053	Plumbing Permit (C)	1 Destiny Way	Fidelity Investments (tenant), FMR Texas I LLC (owner)	Chuck Womack (Plumbing Contractor)	03/01/2022 at 3:32 PM	\$ 5,000.00			
22-000054	Plumbing Permit (C)	2 Destiny Way	FMR Texas LTD PRTNSHP (owner), Fidelity Investments (tenant)	Chuck Womack (Plumbing Contractor)	03/01/2022 at 3:33 PM	\$ 8,000.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000055	Plumbing Permit (C)	2 Destiny Way	FMR Texas LTD PRTNSHP (owner), Fidelity Investments (tenant)	Chuck Womack (Plumbing Contractor)	03/09/2022 at 11:42 AM	\$ 16,000.00			
22-000119	Plumbing Permit (C) - Gas Leak Release	1301 Solana Blvd., 3	Marriott Hotel (tenant), Marriott Hotel (owner), BRE Solana, LLC (owner)	Harvey Bowden (Plumbing Contractor)	04/10/2022 at 1:59 PM	\$ 0			
22-000330	Plumbing Permit (C)	1500 Solana Blvd.	Sol Westlake, LP (owner)	(Plumbing Contractor)	09/12/2022 at 11:24 AM	\$ 2,000.00			
AVERAGE									
						\$ 6,200.00			0.00
TOTAL									
						5	\$ 31,000.00		0.00

PLUMBING PERMIT (R) (19)

22-000009	Water Heater	1601 Creekwood Ct.	Krause James (owner)	Carl Howze (Plumbing Contractor)	01/19/2022 at 8:27 AM	\$ 9,300.00
22-000034	Plumbing Permit (R)	1808 Broken Bend Dr.	Dombroski Harry (owner)	Chris Lamm (Electrical Contractor), Willie Alcala (Plumbing Contractor)	02/10/2022 at 1:08 PM	\$ 800.00
22-000052	Plumbing Permit (R)	2208 Cedar Elm Terr.	Dennis Schwartz (owner)	William Cody (Plumbing Contractor)	03/01/2022 at 8:05 AM	\$ 2,500.00

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000060	Plumbing Permit (R)	2107 Falcon Pass	Mckinnon Thomas W (owner)	Carol Carmack (Plumbing Contractor)	03/02/2022 at 8:58 AM	\$ 1,500.00			
22-000071	Gas Line to Generator	2002 Nighthawk Ct.	Randy Turner Debbie Turner (owner)	Ron Bevins (Plumbing Contractor)	03/10/2022 at 12:44 PM	\$ 2,000.00			
22-000072	Plumbing Permit (R)	1602 Fair Oaks Dr.	Ashok Kolady (owner)	Bryan Barnes (Plumbing Contractor)	03/08/2022 at 9:50 AM	\$ 4,650.00			
22-000108	Plumbing Permit (R)	2006 Navasota Cove		Anthony Favara (Plumbing Contractor)	04/04/2022 at 9:11 AM	\$ 7,000.00			
22-000136	Plumbing Permit (R)	2215 Vaquero Club Dr.	Daniel Belcher (owner)	Joseph M DiFrancesco (Plumbing Contractor)	04/28/2022 at 2:51 PM	\$ 3,900.00			
22-000165	Plumbing Permit (R)	1834 Seville Cove		Gabriel Chavez (Plumbing Contractor)	05/16/2022 at 1:35 PM	\$ 2,500.00			
22-000183	Plumbing Permit (R)	1704 Oak Glen Ln.	Panakanti Praveen K. (owner)	Ashley Cox (Plumbing Contractor)	05/25/2022 at 12:32 PM	\$ 2,500.00			
22-000195	Plumbing Permit (R)	1820 Broken Bend Dr.	Scott Robert J (owner)	Chris Edmonds (Plumbing Contractor)	06/03/2022 at 2:00 PM	\$ 4,798.00			
22-000198	Plumbing Permit (R)	1816 High Country Dr.	Chase Michael W (owner)	Jerry Carter (Plumbing Contractor)	06/08/2022 at 7:57 AM	\$ 2,500.00			
22-000204	Plumbing Permit (R)	4101 Aspen Ln.	Glenn Beck (owner)	Carol Carmack (Plumbing Contractor)	06/13/2022 at 9:40 AM	\$ 1,500.00			

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000290	Plumbing Permit (R)	2001 Wood Thrush Ct.	Charles Honea Laura Honea (owner)	Johnny Posey (Plumbing Contractor)	08/08/2022 at 2:31 PM	\$ 0			
22-000343	Plumbing Permit (R)	1717 Wisteria Way	Jon Ver Halen Elaine Ver Halen (owner)	Joe Benefiel (Plumbing Contractor)	09/23/2022 at 9:50 AM	\$ 3,000.00			
22-000350	Plumbing Permit (R)	2221 Cedar Elm Terr.	Paula Walker (owner)	Willie Alcala (Plumbing Contractor)	10/04/2022 at 11:07 AM	\$ 1,450.00			
22-000359	Plumbing Permit (R)	1406 Fountain Grass Ct.	Travelstead A D (owner)	Jennifer Osborn (Plumbing Contractor)	10/10/2022 at 3:07 PM	\$ 6,332.00			
22-000375	Plumbing Permit (R)	2310 Cedar Elm Terr.	L M & T L Thompson Rev Trust (owner)	Anthony Favara (Plumbing Contractor)	10/26/2022 at 1:46 PM	\$ 4,500.00			
22-000387	Plumbing Permit (R)	2202 Cedar Elm Terr.		Tony Herman (Plumbing Contractor)	11/03/2022 at 9:00 AM	\$ 2,747.00			
AVERAGE									
TOTAL									

POOL / SPA PERMIT (32)

21-000275	Pool / Spa Permit	2119 Ascension Trl.	Heritage Homes (owner), RAMESH SRINIVASAN (owner)	(Electrical Contractor), John Webb (General Contractor), Matthew Kratz (Pool Contractor), Stephan Alexander (Plumbing Contractor)	02/07/2022 at 2:51 PM	\$ 75,000.00	408	408
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PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
21-000276	Pool / Spa Permit	1486 Forest Knoll Dr.		(Electrical Contractor), John Webb (General Contractor), Matthew Kratz (Pool Contractor)	03/24/2022 at 8:26 AM	\$ 65,000.00	420		420
22-000006	Pool / Spa Permit	1714 Cypress Way	Bryan McMillan (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	01/18/2022 at 2:52 PM	\$ 200,000.00	839		839
22-000013	Pool / Spa Permit	1507 Post Oak Pl.	Rick Wurster (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	02/08/2022 at 8:18 AM	\$ 200,000.00	578		578
22-000032	Pool / Spa Permit	1764 Hidden Springs Ct.	Dean DeCavitte (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	02/22/2022 at 10:07 AM	\$ 100,000.00	750		750
22-000057	Pool / Spa Permit	1702 Wisteria Way	Trevor Gruenewald (owner)	Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor), Chris Pucci (Pool Contractor)	03/23/2022 at 12:05 PM	\$ 153,000.00	1360		1360
22-000073	Pool / Spa Permit	1901 Meadow View Ct.	Rahul Manda (owner)	Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor), Chris Pucci (Pool Contractor)	04/12/2022 at 1:27 PM	\$ 179,500.00	4332		4332
22-000074	Pool / Spa Permit	1485 Forest Knoll Dr.	Rhydon Lee (owner)	Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor), Chris Pucci (Pool Contractor)	04/19/2022 at 10:00 AM	\$ 109,980.00	1397		1397
22-000089	Pool / Spa Permit	2104 Ainsley Ct.		Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor)	04/05/2022 at 8:23 AM	\$ 153,200.00	1145		1145
22-000121	34 Comillas Pool	34 Comillas Dr.	Maguire Prtns Solana Land LP (owner)	David Kizer (Pool Contractor), James Arber (Electrical Contractor)	08/04/2022 at 12:52 PM	\$ 130,000.00	822		822
22-000128	Pool / Spa Permit	2256 King Fisher Dr.	Ralph Sells (owner)	Brian Earley (General Contractor), Scott Randall (Electrical Contractor)	05/02/2022 at 1:25 PM	\$ 180,000.00	1285		1285

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000130	Pool / Spa Permit	1403 Fountain Grass Ct.	Paul Rostron (owner)	Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor), Chris Pucci (Pool Contractor)	05/05/2022 at 10:19 AM	\$ 88,160.00	1275		1275
22-000131	Pool / Spa Permit	1509 Forest Knoll Dr.	Anne Marie de Silva (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	05/02/2022 at 2:29 PM	\$ 152,000.00	368		368
22-000162	Pool / Spa Permit	2108 Ainsley Ct.	Peter Nazos (tenant)	(Electrical Contractor), Steve Hickson (Pool Contractor)	06/27/2022 at 7:07 AM	\$ 40,000.00	280		280
22-000170	Pool / Spa Permit	1621 Meandering Way Dr.	Walter Cale (owner)	Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor), Chris Pucci (Pool Contractor)	06/06/2022 at 11:38 AM	\$ 159,600.00	3520		3520
22-000172	Pool / Spa Permit	2004 Rock Dove Ct.	Hamilton Wm T (owner)	Becki Truitt (Plumbing Contractor), Charles Matthews (Pool Contractor), Ronnie Cope (Electrical Contractor)	06/29/2022 at 12:05 PM	\$ 35,000.00	505		505
22-000174	Pool / Spa Permit	2105 Promontory Cove	Mei Chen (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	06/06/2022 at 9:14 AM	\$ 100,000.00	286		286
22-000180	Spa Permit	1478 Forest Knoll Dr.	Greg Fox (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	06/06/2022 at 9:15 AM	\$ 50,000.00	63		63
22-000181	Pool / Spa Permit	1474 Forest Knoll Dr.	Jose Ortiz (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	06/06/2022 at 9:15 AM	\$ 125,000.00	295		295
22-000190	Pool / Spa Permit	2207 Costa del Sol	Nathan Bontke (owner)	Adam Rosen (Electrical Contractor), Becki Truitt (Plumbing Contractor), Chris Pucci (Pool Contractor)	06/14/2022 at 10:59 AM	\$ 139,500.00	1263		1263
22-000196	Pool / Spa Permit	1810 Scenic Cir.	Paul Doll (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	06/16/2022 at 11:00 AM	\$ 100,000.00	848		848

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000219	Pool / Spa Permit	1810 Seville Cove	SCH Homes (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	07/06/2022 at 1:24 PM	\$ 100,000.00	772		772
22-000220	Pool / Spa Permit	1494 Forest Knoll Dr.		(Electrical Contractor), Matthew Kratz (Pool Contractor), Stephan Alexander (Plumbing Contractor)	07/21/2022 at 10:25 AM	\$ 150,000.00	849		849
22-000224	Pool / Spa Permit	1802 Quail Hollow Dr.	AKQ Investments II LP (owner), Thomas R McKelvey Lisa McKelvey (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	07/11/2022 at 9:40 AM	\$ 100,000.00	992		992
22-000252	Pool / Spa Permit	2109 Promontory Cove		Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	07/28/2022 at 3:19 PM	\$ 100,000.00	410		410
22-000269	Pool / Spa Permit	1506 Meandering Way Dr.		Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	08/08/2022 at 2:36 PM	\$ 400,000.00	1312		1312
22-000270	Pool / Spa Permit	1888 Lakeshore Dr.	Sean Kane (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	08/08/2022 at 2:37 PM	\$ 400,000.00	1357		1357
22-000331	Pool / Spa Permit	2112 Ascension Trl.		Ashley Cox (Plumbing Contractor), Michael Gideo (General Contractor), Michael Gideo (Pool Contractor), Reynaldo Lopez (Electrical Contractor)	09/30/2022 at 10:02 AM	\$ 40,000.00	230		230
22-000353	Pool / Spa Permit	2308 Cedar Elm Terr.	Ledford Jay B (owner)	Becki Truitt (Plumbing Contractor), Charles Matthews (Pool Contractor), Ronnie Cope (Electrical Contractor)	11/21/2022 at 12:59 PM	\$ 163,000.00	0		728
22-000367	Pool / Spa Permit	2015 Whitwood Cove		Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	10/24/2022 at 10:24 AM	\$ 75,000.00	0		95

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000372	Pool / Spa Permit	1615 Terra Bella Dr.	Brent Franklin (owner)	Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	10/31/2022 at 1:27 PM	\$ 100,000.00	0		720
22-000384	Pool / Spa Permit	2116 Ascension Trl.		Becki Truitt (Plumbing Contractor), Debbie Swafford (Pool Contractor), Mackie Hohrine (Electrical Contractor)	11/11/2022 at 9:31 AM	\$ 100,000.00	0		300
AVERAGE									
\$ 133,216.88									
TOTAL									
32 \$ 4,262,940.00									

RESIDENTIAL ACCESSORY PERMIT (R) (3)									
21-000289	Braun Residential Accessory Pergola Permit	31 Wyck Hill Ln.	Braun Kevin K (owner)	AlyJo Chism (General Contractor)	01/13/2022 at 3:12 PM	\$ 35,745.89	267	0	267
22-000206	Detached Garage	16 Wyck Hill Ln.	Ali Shameem F (owner)	Tim Curlee (General Contractor)	07/27/2022 at 12:42 PM	\$ 1,050,000.00	4813	2132	4813
22-000271	Residential Accessory Permit (R)	1503 Wills Ct.	Merritt Island Development LLC (owner)	Douglas Robertson (Plumbing Contractor), Ron Moore (Electrical Contractor)	08/16/2022 at 11:08 AM	\$ 144,507.00	779	256	779
AVERAGE									
\$ 410,084.30									
TOTAL									
3 \$ 1,230,252.89									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
RESIDENTIAL ADDITION PERMIT (R) (2)									
22-000148	Residential Addition Permit (R)	1850 Post Oak Pl.	Jones Mark E (owner)	Andrew Waggoner (Mechanical Contractor), Anthony Favara (Plumbing Contractor), John Hebb (General Contractor), Ron Moore (Electrical Contractor)	06/09/2022 at 3:32 PM	\$ 200,000.00	226	226	226
22-000268	1475 Dove Rd Garage Addition	1475 Dove Rd.	Stanton Michael (owner)	Erick Hernandez (Mechanical Contractor), Hector Alba (General Contractor), Rafael Cortes (Plumbing Contractor), Steven Alexander (Electrical Contractor)	09/07/2022 at 8:39 AM	\$ 253,753.00	1483	483	1483
AVERAGE									
						\$ 226,876.50		354.50	
TOTAL									
						2	\$ 453,753.00	709.00	
RESIDENTIAL REMODEL PERMIT (R) (3)									
21-000281	Patio Extension	1404 Post Oak Pl.	John Wolchko (owner)	(Electrical Contractor), (Plumbing Contractor), Jim Watson (General Contractor)	01/26/2022 at 3:03 PM	\$ 125,000.00	324	0	324
22-000243	Residential Remodel Permit (R)	1121 Post Oak Pl.	Barone Anthony H (owner)	Betty Baker (General Contractor), Carl Howze (Plumbing Contractor), Ron Moore (Electrical Contractor)	07/29/2022 at 7:56 AM	\$ 350,000.00	1655	1655	1655
22-000319	Brady Remodel	2002 Rock Dove Ct.	Brady Jason M (owner)	Brian Pritchard (Electrical Contractor), Kevin Key (General Contractor), William Cody (Plumbing Contractor)	09/09/2022 at 11:35 AM	\$ 649,000.00	2680	2680	2680
AVERAGE									

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
						\$ 374,666.67	1,445.00		
TOTAL						3 \$ 1,124,000.00	4,335.00		

RIGHT OF WAY CONSTRUCTION PERMIT (14)

22-000027	Right of Way Construction Permit - Fiber Optic Solana MCI Metro	1500 Solana Blvd.	Sol Westlake, LP (owner)	Ricky Riggs (General Contractor)	02/28/2022 at 2:15 PM	\$ 0		
22-000031	Right of Way Construction Permit - Electrical Conduit Dove/Ottinger	2900 Dove		Adriana Campos (ROW Contractor)	02/15/2022 at 3:37 PM	\$ 0		
22-000106	Right of Way Construction Permit	1500 Solana Blvd.	BRE Solana, LLC (owner)	Carol Jackson (General Contractor), Carol Jackson (ROW Contractor)	04/05/2022 at 8:40 AM	\$ 0		
22-000152	Right of Way Construction Permit	2175 N Pearson Ln.	William Smith (owner)	Mauricio Rivera (ROW Contractor)	05/20/2022 at 10:53 AM	\$ 5,000.00	100	
22-000187	Right of Way Construction Permit	2370 Pearson Ln.	Joseph A Bonola (owner)	Mason Horne (ROW Contractor)	06/13/2022 at 1:12 PM	\$ 0	2869	
22-000281	WSTLK-1 Right of Way Construction Permit	13580 Denton Hwy.	Hwy 2421 Barn LLC (owner)	Kathleen Burgess (ROW Contractor)	08/17/2022 at 9:04 AM	\$ 16,000.00	355	
22-000298	Telecomm for Westlake Ranch / Aspen Estates	1925 N. Pearson Ln.	Tim Brittan (owner)	Elizabeth Wolfe (ROW Contractor)	08/16/2022 at 2:48 PM	\$ 0	1480	

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000299	VBZ One Fiber Hub 017	1300 Solana Blvd.	Sol Westlake, LP (owner), Glenstar Texas (owner)	Russell McCrory (ROW Contractor)	08/16/2022 at 2:47 PM	\$ 25,000.00	700		
22-000311	Right of Way Construction Permit	16 Wyck Hill Ln.	Ali Shameem F (owner)	Tim Curlee (General Contractor), Tim Curlee (ROW Contractor)	09/13/2022 at 9:55 AM	\$ 4,000.00	64		
22-000314	Right of Way Construction Permit - Entrada Block B Fiber	75 Aragon Dr.	MRW Investors (owner)	Mason Horne (ROW Contractor)	09/16/2022 at 2:05 PM	\$ -1.00	2150		
22-000334	Right of Way Construction Permit	1713 Wisteria Way	Damian Gomez (owner)	Mauricio Rivera (ROW Contractor)	09/16/2022 at 9:24 AM	\$ 5,000.00	100		
22-000337	Right of Way Construction Permit	73 Girona Dr.		Mason Horne (ROW Contractor)	09/29/2022 at 8:32 AM	\$ -4.00	470		
22-000338	Right of Way Construction Permit	1800 Terra Bella Dr.	Monica Rios (owner), Monica Rios (owner)	Mason Horne (ROW Contractor)	09/29/2022 at 8:32 AM	\$ 184,140.00	18301		
22-000354	Right of Way Construction Permit	1925 N. Pearson Ln.	Tim Brittan (owner)	Mason Horne (ROW Contractor)	10/12/2022 at 9:19 AM	\$ 1.00	3344		
AVERAGE									
TOTAL									

ROOF PERMIT (43)

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
21-000282	Roof Permit	2315 Cedar Elm Terr.	Eric Albritton (owner)	Chad Cross (Roof Contractor)	01/03/2022 at 3:21 PM	\$ 247,528.10	7606		7606
21-000283	Roof Permit	2228 Cedar Elm Terr.	Valorie Berry (owner)	Chad Cross (Roof Contractor)	01/19/2022 at 2:51 PM	\$ 335,863.00	8706		8706
22-000002	1849 Broken Bend Roof Permit	1849 Broken Bend Dr.	Wu Horace (owner)	Matthew Gordon (Roof Contractor)	01/04/2022 at 12:16 PM	\$ 73,203.28	9790		9790
22-000005	Re-Roof Permit	1405 Fountain Grass Ct.		Kenneth Cremeen (Roof Contractor)	01/12/2022 at 11:31 AM	\$ 89,830.00	7830		7830
22-000012	Roof Permit	2302 Cedar Elm Terrace			01/24/2022 at 12:52 PM	\$ 100,000.00	7000		7000
22-000022	Roof Permit	1724 Wisteria Way	Michael H Magusiak (owner)	Adriana Cortez (Roof Contractor)	02/02/2022 at 10:59 AM	\$ 431,000.00	11249		11249
22-000028	Solley Roof Permit	2100 Vaquero Club Dr.	Solley Wayne (owner)	Matthew Gordon (Roof Contractor)	02/08/2022 at 10:55 AM	\$ 293,616.41	12299		12299
22-000035	Roof Permit	2100 Falcon Pass	Flowers Garry W (owner)	Adriana Cortez (Roof Contractor)	02/14/2022 at 4:36 PM	\$ 250,000.00	9800		9800
22-000041	Roof Permit	2208 Vaquero Estates Blvd.	Gregory Brady (owner)	Christopher Rentz (General Contractor)	02/16/2022 at 12:55 PM	\$ 578,063.00	7384		7384
22-000042	Flowers Roof Permits	1403 Hawthorn Way	Flowers Brian E (owner)	Matthew Gordon (Roof Contractor)	02/16/2022 at 1:21 PM	\$ 554,805.08	16984		16984

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000059	Manfredini Residence Roof Permit	2224 Cedar Elm Terr.	Manfredini Vincent (owner)	Matthew Gordon (Roof Contractor)	03/01/2022 at 2:27 PM	\$ 255,335.70	7306		7306
22-000075	Roof Permit	2005 Wood Thrush Ct.	Anderson Darcy G (owner)	Camden Ibarra (Roof Contractor)	03/09/2022 at 9:17 AM	\$ 250,000.00	9640		9640
22-000083	Glenstar Roof Recover Permit	1500 Solana Blvd., 7	Sol Westlake, LP (owner)		03/15/2022 at 11:08 AM	\$ 129,375.00	46000		46000
22-000085	Roof Permit-5940 Mahotea Boone Trail	5940 Mahotea Boone Trl.	Davidson John R (owner)		03/15/2022 at 2:28 PM	\$ 25,000.00	4182		4182
22-000086	Roof Permit-5939 Mahotea Boone Trail	5939 Mahotea Boone Trl.	Ashlee Dempsey (owner)		03/16/2022 at 8:07 AM	\$ 29,000.00	4256		4256
22-000087	Roof Permit	6040 Mahotea Boone Trl.	Don Gardner (owner)		03/16/2022 at 8:06 AM	\$ 50,000.00	7500		7500
22-000088	Rick Simmons Roof Permit	1851 Broken Bend Dr.	Richard Simmons (owner)	Matthew Gordon (Roof Contractor)	03/16/2022 at 2:44 PM	\$ 212,454.52	13487		13487
22-000093	Forbus Reroof	2201 Vaquero Club Dr.	Jeffrey Forbus (owner)	Camden Ibarra (Roof Contractor)	03/25/2022 at 1:20 PM	\$ 265,000.00	9560		9560
22-000105	Roof Permit- Commercial Roof Re-Cover - 1301 Solana Boulevard - Modified Bitumen Recover	1301 Solana Blvd.	HMC Solana, LLC (owner)		04/01/2022 at 1:37 PM	\$ 802,769.00	112400		112400
22-000114	John Douglas Roof Permit	5901 Stagecoach Cir.	Douglas John E (owner)	Will Merrifield (Roof Contractor)	10/05/2022 at 11:48 AM	\$ 11,396.13	3020.43		3020.43

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000124	Roof Permit	2002 Rock Dove Ct.	Brady Jason M (owner)	Erik Larsen (General Contractor)	04/19/2022 at 11:16 AM	\$ 80,000.00	6500		6500
22-000138	Tom Koos Roof Permit	2313 Cedar Elm Terr.	Briggs Gary (owner)	Matthew Gordon (General Contractor), Matthew Gordon (Roof Contractor)	04/29/2022 at 2:36 PM	\$ 221,047.84	7492		7492
22-000140	Roof Permit	1861 Post Oak Pl.	Harris Bradford B (owner)	Will Merrifield (Roof Contractor)	10/05/2022 at 10:33 AM	\$ 499,800.00	9902		9902
22-000147	Roof Permit	1400 Fountain Grass Ct.	Dreiling James (owner)	Erik Larsen (General Contractor)	05/04/2022 at 12:03 PM	\$ 80,000.00	6300		6300
22-000160	Jacob Baiju Roof Permit	1801 Copperfield Ct.	Jacob Baiju (owner)	Matthew Gordon (General Contractor), Matthew Gordon (Roof Contractor)	05/11/2022 at 12:02 PM	\$ 303,483.56	11966		11966
22-000185	Roof Permit	1503 Wills Ct.	Merritt Island Development LLC (owner)	Michael Mitchell (Roof Contractor)	06/01/2022 at 8:03 AM	\$ 205,203.93	8500		8500
22-000189	Roof Permit	2229 Cedar Elm Terr.	Kerr Trust (owner)		06/02/2022 at 8:56 AM	\$ 90,000.00	6000		6000
22-000191	Roof Permit	1208 Perdenalas Trl.	Rinard Ronald E (owner)	Adriana Cortez (Roof Contractor)	06/06/2022 at 12:54 PM	\$ 750,000.00	12600		12600
22-000208	1902 Gaillardia Roof Permit	1902 Gaillardia Ct.	Haskins Jennifer (owner)	Matthew Gordon (General Contractor), Matthew Gordon (Roof Contractor)	08/15/2022 at 2:47 PM	\$ 207,487.00	7299		7299
22-000209	2316 Cedar Elm Roof Permit	2316 Cedar Elm Terr.	Tielborg J Patrick (owner)	Matthew Gordon (General Contractor), Matthew Gordon (Roof Contractor)	08/15/2022 at 2:48 PM	\$ 245,298.97	8388		8388

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000213	Roof Permit	2320 Cedar Elm Terr.	Elizabeth Bostrom (owner)	Camden Ibarra (Roof Contractor)	06/27/2022 at 12:54 PM	\$ 272,000.00	8300		8300
22-000227	Roof Permit	1900 Little Bluestem Ct.	Horton Trent J (owner)	Will Merrifield (Roof Contractor)	10/05/2022 at 10:34 AM	\$ 515,758.97	8088		8088
22-000229	1411 Post Oak Reroof	1411 Post Oak Pl.	William Cassidy Huckleberry Builders (owner)	Camden Ibarra (Roof Contractor)	07/01/2022 at 2:10 PM	\$ 134,000.00	6900		6900
22-000248	23 Wyck Hill Roof Permit	23 Wyck Hill Ln.	Schmille David (owner)	Adriana Cortez (Roof Contractor)	08/05/2022 at 2:55 PM	\$ 56,000.00	110000		110000
22-000275	Roof Permit	2203 Vaquero Estates Blvd.	Trivedi Rajiv K (owner)	Christopher Rentz (General Contractor), Christopher Rentz (Roof Contractor)	08/10/2022 at 4:03 PM	\$ 0	13374		13374
22-000315	Roof Permit	1710 Wisteria Way	Alan Kerr Deborah Kerr (owner)	Erik Larsen (Roof Contractor)	09/01/2022 at 2:39 PM	\$ 80,000.00	6975		6975
22-000323	Fitzgerald Roof Permit	2204 Vaquero Club Dr.	Burgardt John (owner)	Matthew Gordon (General Contractor), Matthew Gordon (Roof Contractor)	09/06/2022 at 12:10 PM	\$ 266,589.55	11533		11533
22-000328	Roof Permit	2000 Rock Dove Ct.	Skipton Mary (owner)	Adriana Cortez (Roof Contractor)	09/12/2022 at 10:15 AM	\$ 483,227.00	8257		8257
22-000333	Roof Permit	1905 Little Bluestem Ct.	John Thievon Trisha Thievon (owner)	Erik Larsen (General Contractor), Erik Larsen (Roof Contractor)	09/13/2022 at 12:05 PM	\$ 120,000.00	10500		10500
22-000349	Roof Permit	1901 Gaillardia Ct.	Mathews Jimmy (owner)	Paula Miller (Roof Contractor)	10/05/2022 at 10:43 AM	\$ 632,797.00	0		11560

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
22-000355	2215 Cedar Elm Roof Permit	2215 Cedar Elm Terr.	Ben Stairs (owner)	Matthew Gordon (General Contractor), Matthew Gordon (Roof Contractor)	10/06/2022 at 1:54 PM	\$ 250,740.13	0		7931
22-000369	Roof Permit	2300 Cedar Elm Terr.	Hund Thomas M (owner)	Camden Ibarra (Roof Contractor)	11/01/2022 at 11:51 AM	\$ 595,092.15	0		130
22-000400	Roof Permit	2207 Vaquero Club Dr.	Mayse Richard (owner)	Christopher Rentz (General Contractor), Christopher Rentz (Roof Contractor)	11/16/2022 at 3:00 PM	\$ 0	0		8716
AVERAGE									
						\$ 257,506.17			0.00
TOTAL									
						43	\$ 11,072,765.32		0.00
 SIGN PERMIT (2)									
22-000097	Stone Surgical Signage	72 Andorra Dr., 110	Stone Surgical Arts (tenant), MRW Investors (owner)	Herman Lockhart (Sign Contractor)	06/06/2022 at 9:28 AM	\$ 1,100.00	14		14
22-000143	Entrada Reception Hall Sign	43 Tarragona Dr.	Maguire Prtns Solana Land LP (owner)	David Arber (Electrical Contractor), David Flory (Sign Contractor)	05/18/2022 at 8:59 AM	\$ 4,500.00	48		48
AVERAGE									
						\$ 2,800.00			0.00
TOTAL									
						2	\$ 5,600.00		0.00

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
SOLAR PANEL PERMIT (3)									
22-000199	Solar Panel Permit	5967 Mahotea Boone Trl.	Aslam Mobeen (owner)	Ahmad Ibrahim (Electrical Contractor)	06/22/2022 at 4:05 PM	\$ 20,000.00	0		1255.04
22-000329	Solar Panel Permit	2007 Whitwood Cove		Amanda Doty (Electrical Contractor)	10/14/2022 at 8:41 AM	\$ 26,196.00	0		238
22-000386	Solar Panel Permit	1704 Oak Glen Ln.	Panakanti Praveen K. (owner)	Matthew Monteiro (Electrical Contractor)	11/17/2022 at 2:16 PM	\$ 89,935.00	0		1394
AVERAGE									
						\$ 45,377.00			0.00
TOTAL									
						3	\$ 136,131.00		0.00
SPECIAL EVENT SIGN PERMIT (1)									
21-000277	Wellness Week Temporary Signage	1500 Solana Blvd., 4 / 4100	Goosehead Insurance (tenant), Sol Westlake, LP (owner)		01/05/2022 at 10:05 AM	\$ 0	44		44
AVERAGE									
						\$ 0.00			0.00
TOTAL									
						1	\$ 0.00		0.00

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
TEMPORARY SIGN PERMIT (2)									
22-000313	Temporary Sign Permit - Aspen Estates	4030 Aspen Ln.			09/16/2022 at 10:36 AM	\$ 0	24		24
22-000382	Temporary Sign Permit	2902 Sam School Rd.	Sol Westlake, LP (owner)		11/01/2022 at 7:50 AM	\$ 0	0		50
AVERAGE									
						\$ 0.00	0.00		
TOTAL									
						2	\$ 0.00	0.00	
TREE REMOVAL PERMIT (2)									
22-000159	Tree Removal Permit - Marriott Solana	1301 Solana Blvd., 3	Marriott Hotel (tenant), Marriott Hotel (owner), BRE Solana, LLC (owner)		05/10/2022 at 4:18 PM	\$ 0	0		
22-000312	Tree Removal Permit	16 Wyck Hill Ln.	Ali Shameem F (owner)		09/01/2022 at 1:10 PM	\$ 0	0		
AVERAGE									
						\$ 0.00	0.00		
TOTAL									
						2	\$ 0.00	0.00	

PERMIT NUMBER	PERMIT TITLE	PROJECT ADDRESS	PROPERTY CONTACTS	CREDENTIAL CONTACTS	PERMIT ISSUED DATE TIME	PROJECT VALUATION	PROJECT SQUARE FEET	A/C SQUARE FEET	TOTAL SQUARE FEET
WATER WELL PERMIT (3)									
22-000066	Water Well Permit	13911 Roanoke Rd.	Hillwood Alliance (owner)	Colton Aardal (Well Contractor), Mark Witt (Irrigation Contractor)	03/09/2022 at 1:54 PM	\$ 30,000.00			
22-000264	Water Well Permit	14251 Roanoke Rd.	Hillwood Alliance (owner)	Colton Aardal (Well Contractor), Mark Witt (Irrigation Contractor)	07/26/2022 at 10:07 AM	\$ 250,000.00			
22-000381	Water Well Permit	16 Wyck Hill Ln.	Ali Shameem F (owner)	Janna Soesbe (Well Contractor)	11/18/2022 at 8:59 AM	\$ 85,000.00			
AVERAGE									
						\$ 121,666.67			0.00
TOTAL									
					3	\$ 365,000.00			0.00
AVERAGE									
						\$ 519,316.24			2,391.40
TOTAL									
					340	\$ 176,567,521.14			813,075.00

WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, November 29, 2022

TOPIC: Conduct a public hearing and consider recommendation approving amendments to Ordinance 591 amending the concept plan for the PD3-12 zoning district, and, approving amendments to Ordinance 920 approving a concept plan for the PD2-12A zoning district to allow for the expansion of the Deloitte University campus, generally located east of J.T. Ottinger Road, north of Dove Road and southwest of the southern terminus of Westlake Parkway.

STAFF CONTACT: Ron Ruthven, Planning and Development Director

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

Deloitte University is requesting approval of a concept plan for the phase two portion of the Deloitte University campus. The proposed concept plan also serves to amend the existing approved concept plan for the phase one portion of the campus. The request involves a significant expansion of the existing campus in order to increase business operations in Westlake. Approval of the concept plan and amendment is required to move forward with site preparation and subsequent site plan approval.

EXISTING SITE CONDITIONS

The Deloitte University site includes the phase one and phase two portions, broken down as follows:

Phase One:

Total acres:	106.9 acres
Zoning:	PD3-12 (Ordinance 591)
Plat status:	Platted
Development status:	Developed
Year developed:	2010 (Site Plan Resolution 09-18)
Total building area/number:	765,000 square feet / 2 buildings
Total guest rooms:	800
Total parking:	598 spaces

Phase Two:

Total acres:	117.64 acres
Zoning:	PD3-12A (Ordinance 920)
Plat status:	Not platted
Development status:	Undeveloped

BREAKDOWN OF PROPOSAL

According to the attached concept plan exhibit, the campus will be expanded as follows:

Phase One

- A parking deck will be added the western portion of the campus;
- A new guest room building will be added south of the existing guest room building;
- The northeast portion of the existing guest room building will be expanded to include a new fitness facility, departure lobby and offices.

Phase Two

- A new guest room building will be constructed on the northern portion of the property;
- A second social venue will be constructed in the middle of the property.

According to the concept plan, the total additional square footage of the proposed expansion will be between 600,000 and 650,000 square feet.

No additional details of the proposed expansion have been provided to date.

Both the PD3-12 and PD3-12A zoning districts allow the proposed principal use: "Hotel/Motel with Conferencing Facility", along with any related ancillary uses not to exceed 1,250,000 square feet for PD3-12 and 1,000,000 square feet for PD3-12A respectively.

SITE ACCESS

The campus is currently served by two vehicular access points: J.T. Ottinger Road on the west, and Westlake Parkway on the northeast. No additional access points to the development are planned as part of the proposed expansion. Access to the development from Dove Road is restricted by the zoning for the subject properties. Both the north and west entry/exit points to/from the development traverse across land that is not owned by Deloitte. Access across these areas is granted by the property owner, Hillwood, through access easements and through a development agreement between Hillwood, Deloitte and the Town.

Any additional traffic generated by the proposed expansion will be examined upon submission of the site plan.

BUILDING DESIGN

Building design is generally required to meet the provisions of the [Building Quality Manual](#). Review of building design will occur as part of the review of the site plan.

COMPREHENSIVE PLAN RECOMMENDATIONS

The request complies with the [2015 Comprehensive Plan](#).

The Thoroughfare Plan was [amended](#) in 2021 to remove the addition of an arterial street along the eastern portion of the subject property. However, a future trail extension that shows as paralleling the removed street remains on the trails plan. Additionally, a future neighborhood park is shown on the parks plan at the approximate southeast corner of the subject property. These items are not required to be shown on the concept plan and may be addressed in the future, either as part of the subject development, or through a separate policy review of the Comprehensive Plan.

NEXT STEPS

Based on the planned development district zoning that governs the subject property, approval of a concept plan is the one of the first steps in developing the property. The following is a regulatory development chronology (past/present/future) for the subject property:

Phase One

- March 24, 2008 – Economic Development agreement approval
[Resolution 08-19](#)
[Resolution 08-20](#)
- June 9, 2008 – Zoning and Concept Plan approval
[Ordinance 591](#)
- June 9, 2008 – Development Agreement approval
[Resolution 08-36](#)
- April 13, 2009 – Site Plan approval

Resolution 09-18

- April 13, 2009 – Preliminary Plat approval

Resolution 09-19

- August 10, 2009 – Final Plat approval

Resolution 09-43

- November 23, 2009 – Building Permit issued

Phase Two

- January 25, 2021 - Zoning approval (P&Z and Council approval required)

Ordinance 920

- March 29, 2021 – Economic Development agreement approval (Council approval required)

Resolution 21-12

- December 5, 2022 – Concept plan approval (P&Z and Council approval required)
- TBD – Site grading, paving, utility and drainage construction plan review (staff only)
- TBD – Notice to proceed with site work (grading, paving, utility and drainage – staff only)
- TBD – Site Plan approval (P&Z and Council approval required)
- TBD – Development Agreement approval (Council approval required)
- TBD – Final Plat approval (P&Z and Council approval required)
- TBD – Building permit issuance (staff only)

STAFF RECOMMENDATIONS

The proposed concept plan request complies with the zoning for the subject properties and complies with the 2015 Comprehensive Plan. Concept plan approval will allow the applicant to begin the process for review and approval of site grading, drainage, paving and utility work. A more detailed review of the proposed expansion to the campus will occur upon submittal of the site plan package, which will require further approval by the Planning and Zoning Commission and Town Council.

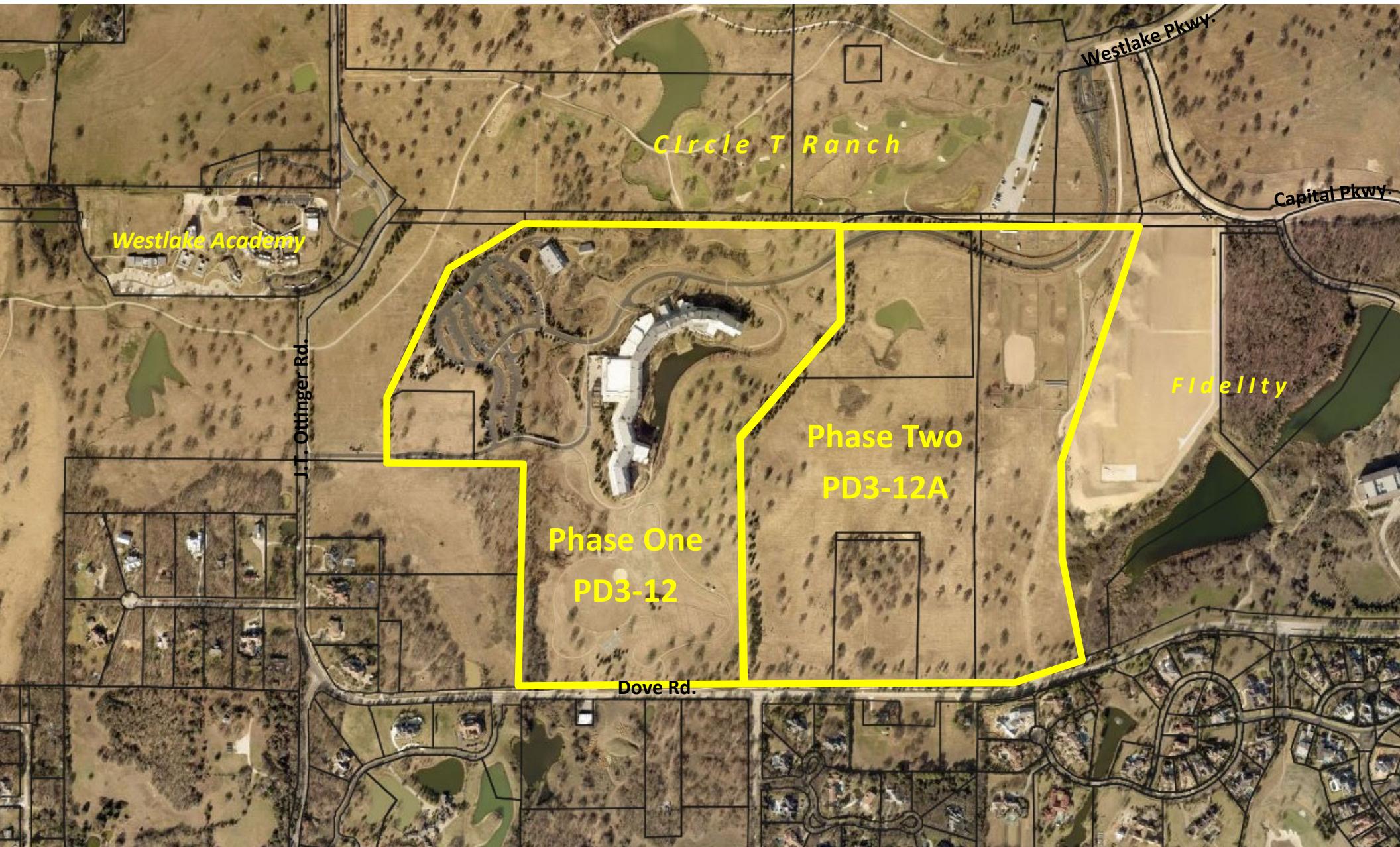
Therefore, staff recommends approval subject to the following conditions:

1. The proposed concept plan hereby repeals and replaces the existing concept plan for phase one;
2. Prior to the construction of any new buildings, a site plan shall be submitted and approved by the Town Council upon the recommendation of the Planning and Zoning Commission.

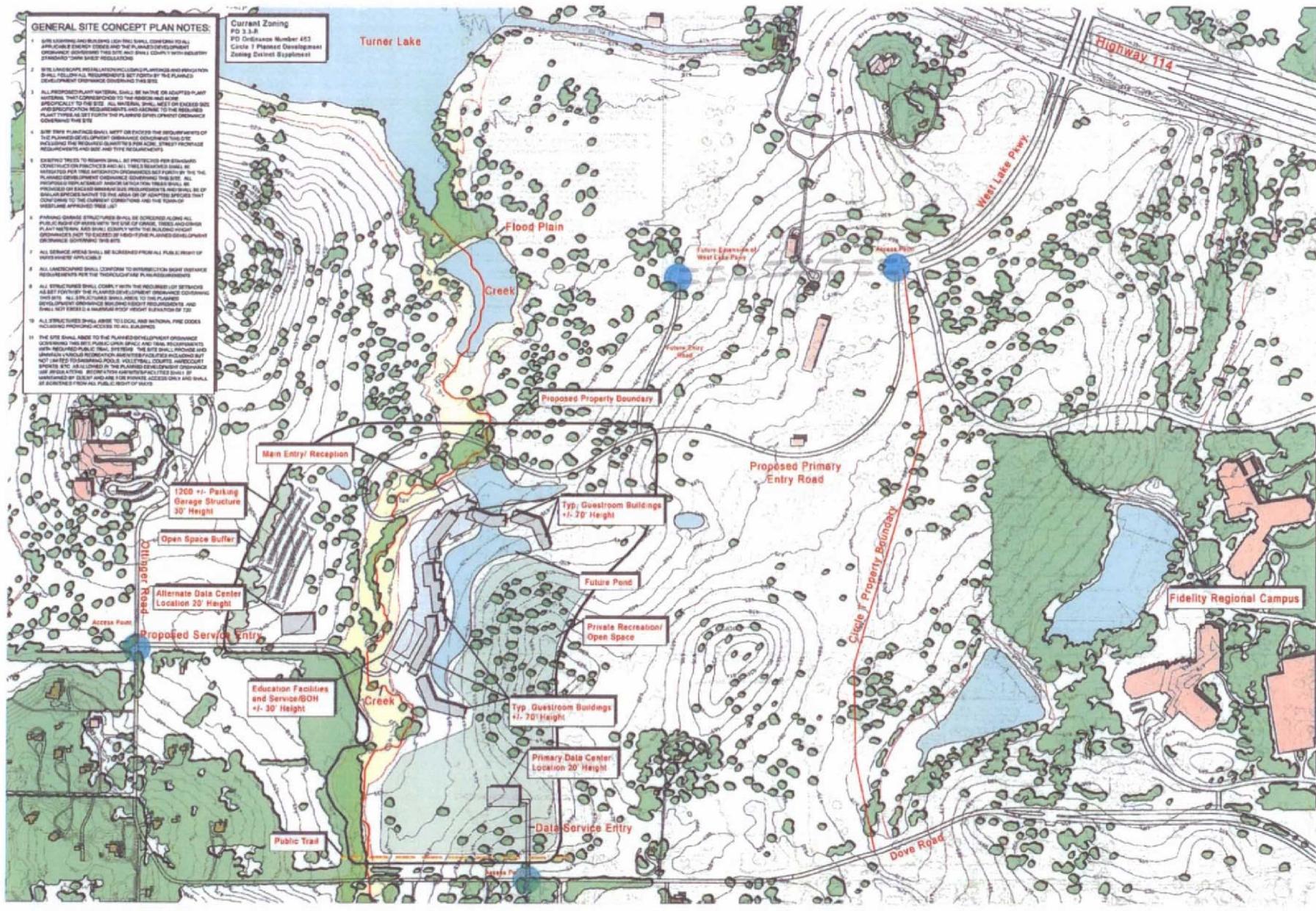
ATTACHMENTS

- Location Map
- Approved Phase One Concept Plan
- Proposed Amended Concept Plan incorporating Phase Two

Location and Zoning Map—Deloitte University



Deloitte University - Existing Approved Phase One Concept Plan



Deloitte University - Proposed Amended Concept Plan: Phase One and Two

Concept Plan

- 1 Existing DU
- 2 Existing Social Venue
- 3 Departure Lobby / Fitness Facility/ Offices Addition
- 4 North East Addition
- 5 Second Social Venue Addition
- 6 South West Addition
- 7 Parking Deck Addition

New Additions: Approximately 600,000-650,000 SF



WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, November 29, 2022

TOPIC: Conduct a public hearing and consider a recommendation of a replat for Block F, Westlake Entrada Addition.

STAFF CONTACT: Nick Ford, Development & GIS Manager

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High-Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The property owner, Maguire Partners – Solana Land LP, is requesting a replat on Westlake Entrada Block F to subdivide the 2.856-acre block into fifteen single-family residential lots for development. The land use is consistent with the most current approved development plan for Entrada ([Ordinance 934](#)). Per the Economic Development Agreement with the Town and the Developer (Resolution 14-46), \$10,000 per lot must be furnished before recording this plat or issuing a building permit. Payments for these lots have been received by the developer.

Existing Conditions

Entrada Block F currently contains five residential lots in various shapes and sizes and one “X” lot designated previously as open space on the original development plan. See the picture below for existing field conditions.



Proposed Conditions

The proposed replat would amend the current configuration to contain fifteen lots for development to better comply with the current development plan of Entrada. All units are accounted for within the existing maximum zoning entitlements of 322 residential units.

STAFF RECOMMENDATIONS

The proposed replat complies with the Entrada development plan and zoning regulations. Staff recommends approval of this item.

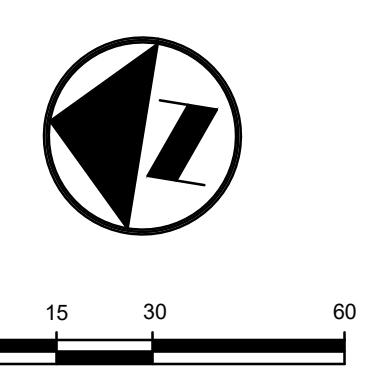
ATTACHMENTS

- Proposed Replat Exhibit

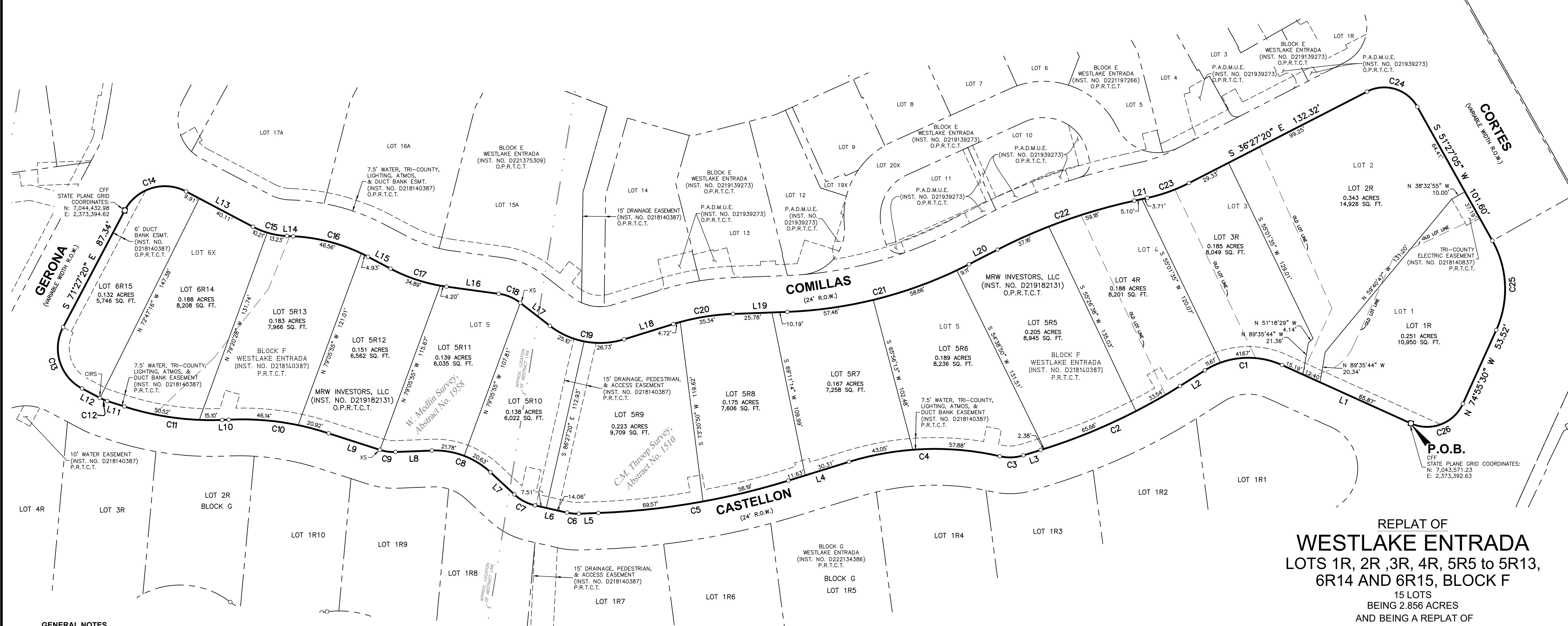
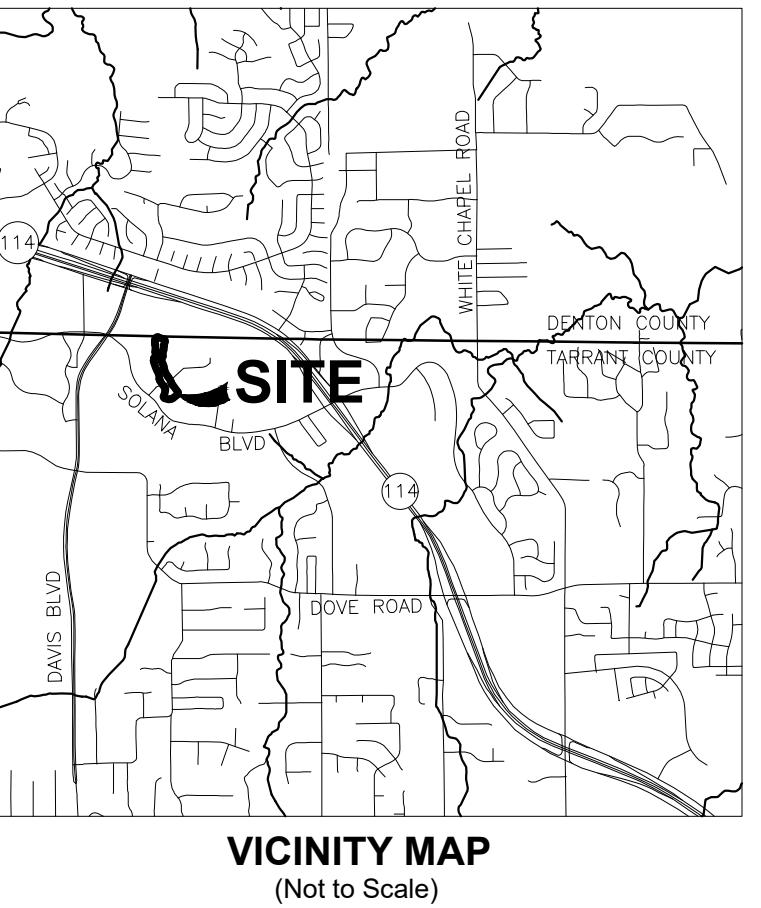
CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	56'31"50"	54.00'	N 13°11'25" W	51.14'	53.28'
C2	150'00"00"	386.00'	N 33°57'20" W	101.29'	101.58'
C3	30'07"05"	30.00'	N 11°23'47" W	15.59'	15.77'
C4	30'07"05"	192.00'	N 11°23'47" W	99.77'	100.93'
C5	15'00"00"	488.00'	N 18°57'20" W	127.39'	127.76'
C6	15'00"00"	30.00'	N 03°57'20" W	7.83'	7.85'
C7	30'00"00"	30.00'	N 18°32'40" E	15.53'	15.71'
C8	45'00"00"	54.00'	N 11°02'40" E	41.33'	42.41'
C9	20'00"00"	30.00'	N 01°27'20" W	10.42'	10.47'
C10	21°08'41"	181.71'	N 01°27'20" W	66.68'	67.06'
C11	20'00"00"	188.00'	N 01°27'20" W	65.29'	65.62'
C12	10'00"00"	30.00'	N 13°32'40" E	5.23'	5.24'
C13	90'00"00"	30.00'	N 63°32'40" E	42.43'	47.12'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C14	90'00"00"	30.00'	S 26°27'20" E	42.43'	47.12'
C15	24°52'36"	54.00'	S 05°58'59" W	23.26'	23.45'
C16	25'00"00"	118.00'	S 06°02'40" W	51.08'	51.49'
C17	20'00"00"	112.00'	S 08°32'40" W	38.90'	39.10'
C18	30'00"00"	30.00'	S 13°32'40" W	15.53'	15.71'
C19	55'00"00"	54.00'	S 01°02'40" W	49.87'	51.84'
C20	15'00"00"	153.00'	S 18°57'20" E	39.94'	40.06'
C21	25'00"00"	287.00'	S 23°57'20" E	124.24'	125.23'
C22	15'00"00"	368.00'	S 28°57'20" E	96.07'	96.34'
C23	15'00"00"	112.00'	S 28°57'20" E	29.24'	29.32'
C24	87'54"25"	25.00'	S 07°29'52" W	34.70'	38.36'
C25	53'37"25"	65.50'	S 78°15'47" W	59.09'	61.30'
C26	90'00"00"	26.00'	N 29°55'30" W	36.77'	40.84'

LINE TABLE					
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 15°04'30" E	93.47'	L12	N 18°32'40" E	13.33'
L2	N 41°27'20" W	19.45'	L13	S 18°32'40" W	50.02'
L3	N 26°27'20" W	12.04'	L14	S 06°27'20" E	4.29'
L4	N 26°27'20" W	41.94'	L15	S 18°32'40" W	16.89'
L5	N 11°27'20" W	13.02'	L16	S 01°27'20" E	34.81'
L6	N 03°32'40" E	21.57'	L17	S 28°32'40" W	24.72'
L7	N 33°32'40" E	21.57'	L18	S 26°27'20" E	34.12'
L8	N 11°27'20" E	24.02'	L19	S 08°32'40" E	35.98'
L9	S 36°27'20" E	21.10'	L20	S 36°27'20" E	21.10'
L10	N 11°27'20" W	4.36'	L21	S 21°27'20" E	8.81'
L11	S 08°32'40" E	11.89'			



LEGEND	
CFF	MONUMENT OF RECORD DIGNITY CROW'S FOOT CUT IN CONCRETE FOUND
CIRF	5/8-INCH CAPPED IRON ROD WITH "BGE" CAP FOUND
PKF	PK NAIL FOUND
XF	"X" CUT IN CONCRETE FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE EASEMENT LINE LOT LINE ABSTRACT LINE



GENERAL NOTES

1. Basis system for this survey is based on a bearing of North 73 degrees 25 minutes 09 seconds East for the north line of Lot 1, Block H, Westlake Entrada, an addition to the Town of Westlake, Texas as recorded in Instrument No. D218140387 of the Plat Records of Tarrant County, Texas.
2. Coordinates shown are North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202).
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0085K with Map Revised September 25, 2009.
4. Zone X - Areas determined to be outside the 0.2% annual chance floodplain
5. Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
6. No generic "U.E.s" (utility easements) will be allowed. No easement will be allowed by separate instrument without written approval by the Town of Westlake.
7. Unless otherwise noted, all boundary & lot corners are 5/8-inch iron rod with "BGE" cap.
8. The purpose of this plat is to replat six lots into fifteen lots to facilitate development.

OWNER
MRW INVESTORS, LLC
1800 Valley View Lane, Ste 300
Farmers Branch, Texas 75234
Contact: Mr. Michael Beatty
Phone: 214-287-9009

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBLIS Registration No. 10194416
Copyright 2022
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

RECORDED IN INSTRUMENT NO: _____

WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, November 29, 2022

TOPIC: Conduct a public hearing and consider the recommendation of a replat for Block H, Westlake Entrada Addition.

STAFF CONTACT: Nick Ford, Development & GIS Manager

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High-Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

The property owner, Maguire Partners – Solana Land LP, is requesting to subdivide a 1.79-acre portion of Entrada Block H, specifically Lot 5 and 6X, into 9 single-family residential lots for development. The land use is consistent with Entrada's most current approved development plan ([Ordinance 934](#)). Per the Economic Development Agreement with the Town and the Developer (Resolution 14-46), \$10,000 per lot must be furnished before recording this plat or issuing a building permit. Payments for these lots have been received.

Existing Conditions

Entrada Block H Lot 5 and 6X currently contain one residential lot and one “X” lot. See the picture below for existing field conditions.



Proposed Conditions

The proposed replat would amend the current configuration to contain nine lots for development to better comply with the current development plan of Entrada. All units are accounted for within the existing maximum zoning entitlements of 322 residential units.

STAFF RECOMMENDATIONS

The proposed replat complies with the Entrada development plan and zoning regulations. Staff recommends approval of this item.

ATTACHMENTS

- Proposed Replat Exhibit

GENERAL NOTES

1. Basis system for this survey is based on a bearing of North 73 degrees 25 minutes 09 seconds East for the north line of Lot 1, Block H, Westlake Entrada, an addition to the Town of Westlake, Texas as recorded in Instrument No. D21840387 of the Plat Records of Tarrant County, Texas.
2. Coordinates shown are North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202).
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 4843C0005K with Map Revised September 25, 2009.
4. Zone X - Areas determined to be outside the 0.2% annual chance floodplain
5. Selling a portion of this property by metes and bounds is a violation of the Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
6. No generic "U.E.s" (utility easements) will be allowed. No easement will be allowed by separate instrument without written approval by the Town of Westlake.
7. Unless otherwise noted, all boundary & lot corners are 5/8-inch iron rod with "BGE" cap.
7. The purpose of this plat is to replat three lots into ten lots to facilitate development.



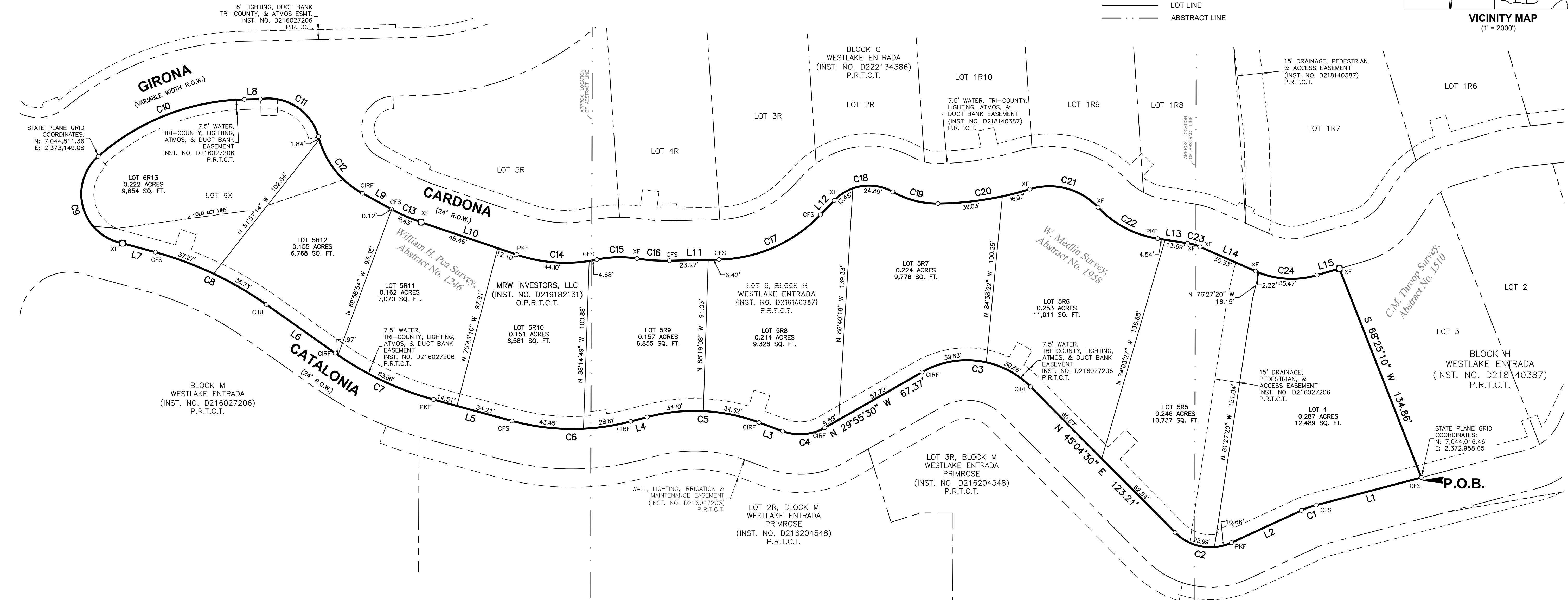
0 15 30 60
SCALE: 1" = 30'

LEGEND

<input type="checkbox"/>	MONUMENT OF RECORD DIGNITY
CFF	CROW'S FOOT CUT IN CONCRETE FOUND
CIRF	5/8-INCH CAPPED IRON ROD WITH "BGE" CAP FOUND
PKF	PK NAIL FOUND
XF	"X" CUT IN CONCRETE FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
	EASEMENT LINE
	LOT LINE
	ABSTRACT LINE



VICINITY MAP
(1" = 2000')



REPLAT OF WESTLAKE ENTRADA

LOTS 4, 5R5 to 5R12,
AND 6R13, BLOCK H

10 LOTS

BEING 2.072 ACRES

AND BEING A REPLAT OF

LOT 4, 5 and 6X, BLOCK H, WESTLAKE ENTRADA,
RECORDED IN INSTRUMENT NO. D21840387

IN THE WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246,
AND THE C.M. THROOP SURVEY, ABSTRACT NO. 1510,

TOWN OF WESTLAKE, TARRANT

OCTOBER 2022

SHEET 1 OF 2

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 14°55'30" W	65.32'
L2	N 24°55'30" W	46.23'
L3	N 20°04'30" E	15.09'
L4	N 14°55'30" W	10.09'
L5	N 15°04'30" E	48.72'
L6	N 35°04'30" E	50.74'
L7	N 15°04'30" E	20.47'
L8	S 01°27'21" E	9.64'
L9	S 28°32'40" W	19.86'
L10	S 18°32'40" W	60.55'
L11	S 01°27'20" E	29.69'
L12	S 46°27'20" E	11.98'
L13	S 08°32'40" W	18.23'
L14	S 23°32'40" W	36.33'
L15	S 16°27'20" E	14.09'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	10'00"00"	54.00'	N 19°55'30" W	9.41'	9.42'
C2	70'00"00"	30.00'	N 10°04'30" E	34.41'	36.65'
C3	75'00"00"	54.00'	N 07°34'30" E	65.75'	70.69'
C4	50'00"00"	30.00'	N 04°55'30" W	25.36'	26.18'
C5	35'00"00"	112.00'	N 02°34'30" E	67.36'	68.42'
C6	30'00"00"	138.00'	N 00°04'30" E	71.43'	72.26'
C7	20'00"00"	188.00'	N 25°04'30" E	65.29'	65.62'
C8	20'00"00"	212.00'	N 25°04'30" E	73.63'	74.00'
C9	128'17"25"	30.11'	N 74°11'51" E	54.20'	67.43'
C10	40'04"00"	137.50'	S 21°29'20" E	94.21'	96.15'
C11	83'25'47"	31.19'	S 32°20'39" W	41.51'	45.42'
C12	47'05"05"	54.00'	S 52°05'12" W	43.14'	44.38'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C13	10'00"00"	112.00'	S 23°32'40" W	19.52'	19.55'
C14	30'22'48"	92.00'	S 03°21'16" W	48.21'	48.78'
C15	20'25'01"	68.00'	S 01°37'37" E	24.10'	24.23'
C16	10'02'13"	112.00'	S 03°33'47" W	19.59'	19.62'
C17	45'00'00"	87.00'	S 23°57'20" E	66.59'	68.33'
C18	75'46'11"	29.00'	S 08°34'15" E	35.62'	38.35'
C19	29'58'40"	54.00'	S 14°19'31" W	27.93'	28.25'
C20	16'42'44"	192.00'	S 09°01'11" E	55.80'	56.00'
C21	64'00'25"	40.00'	S 14°37'39" W	42.40'	44.69'
C22	38'05'12"	62.00'	S 27°35'16" W	40.46'	41.21'
C23	15'00'00"	30.00'	S 16°02'40" W	7.83'	7.85'
C24	40'00'00"	54.00'	S 03°32'40" W	36.94'	37.70'

RECORDED IN INSTRUMENT NO: _____

OWNER
MRW INVESTORS, LLC

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TPLS Registration No. 10194416
Copyright 2022
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEING, all of that 0.072 acre (90,268 square foot) tract of land situated in the C.M. Throop Survey, Abstract No. 1510, and the W. Medlin Survey, Abstract No. 1958, in the Town of Westlake, Tarrant County, Texas; being part of that tract of land described as Block B, Lot 1 in Correction Special Warranty Deed to MRW Investors, LLC as recorded in Instrument No. D219182131 of the Official Public Records of Tarrant County, Texas; and being all of Lots 4, and 5R5-5R13, Block H, Westlake Entrada, an addition to the Town of Westlake as recorded in Instrument No. D218140387 of the Plat Records of Tarrant County, Texas; said 2.072 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a crows foot cut in concrete set for corner in the southwest line of said Block H; said point being in the east right-of-way line of Catalonia (24-foot right-of-way);

THENCE, with the west line of said Block H and the east line of said Catalonia, following seventeen (17) courses and distances:

North 14 degrees 55 minutes 30 seconds West, a distance of 65.32 feet to a crows foot cut in concrete set for corner and beginning of a curve to the left;

With said curve to the left, an arc length of 9.42 feet, having a radius of 54.00 feet, a central angle of 10 degrees 00 minutes 00 seconds, and a chord which bears North 19 degrees 55 minutes 30 seconds West, 9.41 feet to a crows foot cut in concrete set for corner;

North 24 degrees 55 minutes 30 seconds West, a distance of 46.23 feet to a pk nail found for corner and beginning of a curve to the right;

With said curve to the right, an arc length of 36.65 feet, having a radius of 30.00 feet, a central angle of 70 degrees 00 minutes 00 seconds, and a chord which bears North 10 degrees 04 minutes 30 seconds East, 34.41 feet to a point found for corner;

North 45 degrees 04 minutes 30 seconds East, a distance of 123.21 feet to a 5/8-inch iron rod with stamp "BGE" found for corner and beginning of a curve to the left;

With said curve to the left, an arc length of 70.69 feet, having a radius of 54.00 feet, a central angle of 75 degrees 00 minutes 00 seconds, and a chord which bears North 07 degrees 34 minutes 30 seconds East, 65.75 feet to a 5/8-inch iron rod with stamp "BGE" found for corner;

North 29 degrees 55 minutes 30 seconds West, a distance of 67.37 feet to a 5/8-inch iron rod with stamp "BGE" found for corner beginning of a curve to the right;

With said curve to the right, an arc length of 26.18 feet, having a radius of 30.00 feet, a central angle of 50 degrees 00 minutes 00 seconds, and a chord which bears North 04 degrees 55 minutes 30 seconds West, 25.36 feet to a point for corner;

North 20 degrees 04 minutes 30 seconds East, a distance of 15.09 feet to a 5/8-inch iron rod with stamp "BGE" found for corner and beginning of a curve to the left;

With said curve to the left, an arc length of 68.42 feet, having a radius of 112.00 feet, a central angle of 35 degrees 00 minutes 00 seconds, and a chord which bears North 02 degrees 34 minutes 30 seconds East, 67.36 feet to a point for corner;

North 14 degrees 55 minutes 30 seconds West, a distance of 10.09 feet to a 5/8-inch iron rod with stamp "BGE" found for corner and beginning of a curve to the right;

With said curve to the right, an arc length of 72.26 feet, having a radius of 138.00 feet, a central angle of 30 degrees 00 minutes 00 seconds, and a chord which bears North 00 degrees 04 minutes 30 seconds East, 71.43 feet to a crows foot cut in concrete set for corner;

North 15 degrees 04 minutes 30 seconds East, a distance of 48.72 feet to a pk nail found for corner and the beginning of a curve to the right;

With said curve to the right, an arc length of 188.00 feet, having a radius of 20 degrees 00 minutes 00 seconds, and a chord which bears North 25 degrees 04 minutes 30 seconds East, 65.29 feet to a 5/8-inch iron rod with stamp "BGE" found for corner;

North 35 degrees 04 minutes 30 seconds East, a distance of 50.74 feet to a 5/8-inch iron rod with stamp "BGE" found for corner and beginning of a curve to the left;

With said curve to the left, an arc length of 74.00 feet, having a radius of 212.00 feet, a central angle of 20 degrees 00 minutes 00 seconds, and a chord which bears North 25 degrees 04 minutes 30 seconds East, 73.63 feet to a crows foot cut in concrete set for corner;

North 15 degrees 04 minutes 30 seconds East, a distance of 20.47 feet to a X cut in concrete found for corner and beginning of a curve to right;

THENCE, with said curve to the right curving into intersection with Girona (35-foot right-of-way), an arc length of 67.43 feet, having a radius of 30.11 feet, a central angle of 128 degrees 17 minutes 25 seconds, and a chord which bears North 74 degrees 11 minutes 51 seconds East, 54.20 feet to a point for corner and beginning of a curve to right;

THENCE, with said curve to the right along the west right of way of said Girona, an arc length of 96.15 feet, having a radius of 137.50 feet, a central angle of 40 degrees 04 minutes 00 seconds, and a chord which bears South 21 degrees 29 minutes 20 seconds East, 94.21 feet to a point for corner;

THENCE, South 01 degrees 27 minutes 21 seconds East, with west right of way of said Girona a distance of 9.64 feet to a point for corner and beginning of a curve to the right;

THENCE, with said curve to the right departing the west right of way of said Girona and west line of Cardona (24-foot right-of-way), an arc length of 45.42 feet, having a radius of 31.19 feet, a central angle of 83 degrees 25 minutes 47 seconds, and a chord which bears South 32 degrees 40 minutes 39 seconds West, 41.51 feet to a point for corner on the west line of said Cardona and beginning of a reverse curve to the left;

THENCE, with the east line of said Block H and the west line of said Cardona, following nineteen (19) courses and distances:

With said reverse curve to the left, an arc length of 44.38 feet, having a radius of 54.00 feet, a central angle of 47 degrees 05 minutes 05 seconds, and a chord which bears South 52 degrees 05 minutes 12 seconds West, 43.14 feet to a 5/8-inch iron rod with stamp "BGE" found for corner;

South 28 degrees 32 minutes 40 seconds West, a distance of 19.86 feet to a crows foot cut in concrete set for corner and beginning of a curve to the left;

With said curve to the left, an arc length of 19.55 feet, having a radius of 112.00 feet, a central angle of 10 degrees 00 minutes 00 seconds, and a chord which bears South 23 degrees 32 minutes 40 seconds West, 19.52 feet to an X cut in concrete set for corner;

South 18 degrees 32 minutes 40 seconds West, a distance of 60.55 feet to a pk nail found for corner and beginning of a curve to the left;

With said curve to the left, an arc length of 48.78 feet, having a radius of 92.00 feet, a central angle of 30 degrees 22 minutes 48 seconds, and a chord which bears South 03 degrees 21 minutes 16 seconds West, 48.21 feet to a crows foot cut in concrete set for corner and beginning of a reverse curve to the right;

With said reverse curve to the right, an arc length of 24.23 feet, having a radius of 68.00 feet, a central angle of 20 degrees 25 minutes 01 seconds, and a chord which bears South 01 degrees 37 minutes 37 seconds East, 24.10 feet to a X cut in concrete found for corner and beginning of a reverse curve to the left and beginning of a reverse curve to the left;

With said reverse curve to the left, an arc length of 19.62 feet, having a radius of 112.00 feet, a central angle of 10 degrees 02 minutes 13 seconds, and a chord which bears South 03 degrees 33 minutes 47 seconds West, 19.59 feet to a crows foot cut in concrete set for corner;

South 01 degrees 27 minutes 20 seconds East, a distance of 29.69 feet to a crows foot cut in concrete set for corner and beginning of a curve to the left;

With said curve to the left, an arc length of 68.33 feet, having a radius of 87.00 feet, a central angle of 45 degrees 00 minutes 00 seconds, and a chord which bears South 23 degrees 57 minutes 20 seconds East, 66.59 feet to a crows foot cut in concrete set for corner;

South 46 degrees 27 minutes 20 seconds East, a distance of 11.98 feet to a X cut in concrete found for corner and beginning of a curve to the right;

With said curve to the right, an arc length of 38.35 feet, having a radius of 29.00 feet, a central angle of 75 degrees 46 minutes 11 seconds, and a chord which bears South 08 degrees 34 minutes 15 seconds East, 35.62 feet to a point for corner and beginning of a reverse curve to the left;

With said reverse curve to the left, an arc length of 28.25 feet, having a radius of 54.00 feet, a central angle of 29 degrees 58 minutes 40 seconds, and a chord which bears South 14 degrees 19 minutes 31 seconds West, 27.93 feet to a point for corner and beginning of a compound curve to the left;

With said compound curve to the left, an arc length of 56.00 feet, having a radius of 192.00 feet, a central angle of 16 degrees 42 minutes 44 seconds, and a chord which bears South 09 degrees 01 minutes 11 seconds East, 55.80 feet to X cut in concrete found for corner and beginning of a reverse curve to the right and beginning of a reverse curve to the right;

With said reverse curve to the right, an arc length of 44.69 feet, having a radius of 40.00 feet, a central angle of 64 degrees 00 minutes 25 seconds, and a chord which bears South 14 degrees 37 minutes 39 seconds West, 42.40 feet to X cut in concrete found for corner and beginning of a reverse curve to the left;

With said reverse curve to the left, an arc length of 41.21 feet, having a radius of 62.00 feet, a central angle of 38 degrees 05 minutes 12 seconds, and a chord which bears South 27 degrees 35 minutes 16 seconds West, 40.46 feet to a pk nail found for corner;

South 08 degrees 32 minutes 40 seconds West, a distance of 18.23 feet to a X cut in concrete found for corner and beginning of a curve to the right;

With said curve to the right, an arc length of 7.85 feet, having a radius of 30.00 feet, a central angle of 15 degrees 00 minutes 00 seconds, and a chord which bears South 16 degrees 02 minutes 40 seconds West, 7.83 feet to a X cut in concrete found for corner;

South 23 degrees 32 minutes 40 seconds West, a distance of 36.33 feet to a X cut in concrete found for corner;

With said curve to the left, an arc length of 37.70 feet, having a radius of 54.00 feet, a central angle of 40 degrees 00 minutes 00 seconds, and a chord which bears South 03 degrees 32 minutes 40 seconds West, 36.94 feet to a point for corner;

South 16 degrees 27 minutes 20 seconds East, a distance of 14.09 feet to a X cut in concrete found for corner;

THENCE, South 68 degrees 25 minutes 10 seconds West, a distance of 134.86 feet to the POINT OF BEGINNING and containing an area of 2.072 acres or 90,268 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

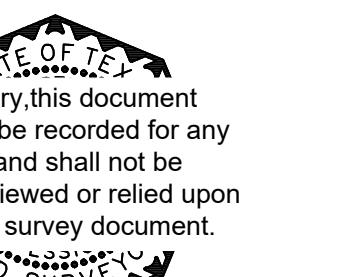
STATE OF TEXAS ~

COUNTY OF TARRANT ~

That I, René Silvas, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the Town of Westlake, Texas.

Dated this the _____ day of _____, 2022.

René Silvas
Registered Professional Land Surveyor No. 5921

**NOTARY CERTIFICATE**

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, MRW Investors, LLC does hereby adopt this plat, designating the herein above described property as Westlake Entrada, Lots 4, 5R5 to 5R12, and 6R13, Block H, an addition to the Town of Westlake, Tarrant County, Texas. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies and the public and private utilities specifically approved by the Town of Westlake for the use of a particular easement. The maintenance of paving or any other surfaces on the utility and fire lane easements is the sole responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities specifically approved by the Town of Westlake. Any public utility specifically approved by the Town of Westlake to use a particular easement shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with construction, maintenance, or efficiency of its system on the easement and that public utility shall at all times have the right of ingress and egress to or from and upon the easement for the purpose of constructing, reconstructing, maintaining and adding to or removing all or part of its system, subject to complying with all ordinances, rules, regulations and resolutions of the Town of Westlake, Texas. The Town of Westlake, Texas, and the public utility shall have the right of ingress and egress to private property conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line. Description of these additional easements herein granted shall be determined by their locations as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Westlake, Tarrant County, Texas.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2022.

Signature _____ Printed Name / Title _____

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

REPLAT APPROVED BY THE TOWN OF WESTLAKE PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT:

Chairman _____ Date _____

Secretary _____ Date _____

REPLAT APPROVED BY THE TOWN OF WESTLAKE TOWN COUNCIL FOR THE PREPARATION OF A FINAL PLAT:

Mayor _____ Date _____

Secretary _____ Date _____

RECORDED IN INSTRUMENT NO: _____

OWNER _____
MRW INVESTORS, LLC
1800 Valley View Lane, Ste 300
Farmers Branch, Texas 75234
Contact: Mr. Michael Beatty
Phone: 214-287-9009

SURVEYOR _____
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TPLS Registration No. 10194416
Copyright 2022
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

REPLAT OF
WESTLAKE ENTRADA
LOTS 4, 5R5 to 5R12,
AND 6R13, BLOCK H
10 LOTS
BEING 2.072 ACRES
AND BEING A REPLAT OF
LOT 4, 5 and 6X, BLOCK H, WESTLAKE ENTRADA,
RECORDED IN INSTRUMENT NO. D218140387
IN THE WILLIAM H. PEA SURVEY, ABSTRACT NO. 1246,
AND THE C.M. THROOP SURVEY, ABSTRACT NO. 1510,
AND THE W. MEDLIN SURVEY, ABSTRACT NO. 1958
TOWN OF WESTLAKE, TARRANT
OCTOBER 2022
SHEET 2 OF 2

WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, November 29, 2022

TOPIC: Conduct a public hearing and consider recommendation approving a zoning change request from PD1-1 (known as the “Solana” development) to PD1-2 (known as the “Entrada” development) for the following property: Lot 2R1, Block 1, Westlake/Southlake Park Addition #1, located at the 1600 block of Solana Blvd.

STAFF CONTACT: Ron Ruthven, Planning and Development Director

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

NOTE: THIS ITEM IS A COMPANION REQUEST TO AGENDA ITEMS #10 AND #11. THEREFORE, THE EXPLANATION OF THIS ITEM IS INCLUDED IN THE AGENDA MEMO FOR ITEM #11.

WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, November 29, 2022

TOPIC: Conduct a public hearing and consider recommendation approving proposed amendments to Ordinance 703, as amended, approving the PD1-2 zoning district, known as “Westlake Entrada”, located north of Solana Blvd., east of Davis Blvd., and south of State Highway 114.

STAFF CONTACT: Ron Ruthven, Planning and Development Director

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

NOTE: THIS ITEM IS A COMPANION REQUEST TO AGENDA ITEMS #9 AND #11. THEREFORE, THE EXPLANATION OF THIS ITEM IS INCLUDED IN THE AGENDA MEMO FOR ITEM #11.

WESTLAKE PLANNING & ZONING COMMISSION



TYPE OF ACTION

Regular Meeting - Action Item

Tuesday, November 29, 2022

TOPIC: Conduct a public hearing and consider recommendation approving proposed amendments to Ordinance 720, as amended, approving the development plan for the PD1-2 zoning district, known as “Westlake Entrada”, located north of Solana Blvd., east of Davis Blvd., and south of State Highway 114.

STAFF CONTACT: Ron Ruthven, Planning and Development Director

Strategic Alignment

Vision, Value, Mission	Perspective	Strategic Theme & Results	Outcome Objective
Planned / Responsible Development	Citizen, Student & Stakeholder	High Quality Planning, Design & Development - We are a desirable well planned, high-quality community that is distinguished by exemplary design standards.	Preserve Desirability & Quality of Life
Strategic Initiative			
Outside the Scope of Identified Strategic Initiatives			

NOTE: This item is a companion request to agenda items #9 and #10. This memo incorporates the explanation for items #9, #10 and #11 into a single memo as the three requests are dependent upon one another and should be considered mutually.

EXECUTIVE SUMMARY (INCLUDING APPLICABLE ORGANIZATIONAL HISTORY)

Mike Beaty, representing Maguire Partners Solana Land LP (the Entrada developer), is requesting to rezone 23.2 acres of land currently located in the adjacent Solana development, hereafter referred to as the “subject property”, and transfer the land into the Entrada development. The subject property is currently owned by Corelogic Real Estate Solutions. The reason for the request is to move existing single family residential entitlements from the “phase two” portion of the Entrada development currently owned by the developer, located along State Highway 114, to the

subject property and replace the current residential zoning in phase two with commercial zoning given the upcoming completion of the State Highway 114 service road.

To approve this request, three approvals are needed:

1. The subject property, currently zoned PD1-1 (Solana), must be rezoned to PD1-2 (Entrada);
2. The Entrada zoning must be amended to incorporate the additional property;
3. The Entrada development plan must be amended to incorporate the additional property and to swap out the residential entitlements in the phase two portion of the development plan for commercial uses and move the residential entitlements to the subject property.

SUBJECT PROPERTY EXISTING CONDITIONS AND HISTORY

The subject property is currently zoned PD1-1 and is platted. The southern two-thirds of the property is undeveloped while the northern one-third of the property is developed as a parking lot that serves The Terraces office development in the larger Solana development. The parking lot is overlayed by a parking easement that guarantees parking rights to The Terraces property owner, which is currently Glenstar Properties.

The current [PD1-1 zoning](#) allows a mix of commercial uses including retail, office and service uses, among others, upon the approval of a site plan. Residential uses are not permitted.

Current setback requirements are 100 feet from Solana Blvd, the side yard, and the rear yard.

ENTRADA ZONING AND HISTORY

As a planned development district governing a mixed-use development, the Entrada development contains a somewhat complex regulatory structure that includes multiple zoning amendments, development plan amendments, design guideline requirements, site plan approvals and development agreements and amendments, described as follows:

Entrada Zoning Regulations – includes approved land uses, setback requirements, general development procedures and standards.

Entrada Development Plan – serves as the master land use and spatial plan for the development. Should be consistent with the public improvement district (PID) service area plan and vice-versa.

Entrada Site Plans – these plans are highly detailed and are meant to demonstrate compliance with relevant regulatory requirements. Site plans may or may not require Commission and Town Council approval depending on the degree of deviation between the site plan proposal and the regulatory requirements.

Entrada Design Guidelines – The design guidelines contain the specific architectural requirements for all development in Entrada including building style, material and articulation elements for buildings and signage.

Entrada Development Agreements – Agreements tend to focus more on public infrastructure and improvements. However, they also may address construction timing and performance,

architecture, economic development conditions and many other more detailed requirements that, legally, may possibly not be placed in zoning regulations.

Most of the above regulatory documents can be viewed on the Town's web page at the following link: <https://www.westlake-tx.org/555/Entrada>.

ENTRADA RESIDENTIAL REQUIREMENTS

Exhibit 7 of Ordinance 703 (Entrada zoning regulations) contains the housing requirements for Entrada, as follows:

Exhibit 7

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Westlake Entrada Residential Use Summary Table:

322

Total Number of Residential Units Allowed

Actual Unit mix to be determined at each Concept Site Plan

Single-Family, Detached Homes:

2500 sq. ft. Minimum Home Size

Townhomes (Attached):

1,800 sq. ft. Minimum Home Size

Condominiums - residential:

Size, number, and configuration to be approved by SUP.

322 Total # of Proposed Residential Units

114	35.4%	% Between 1800 sqft AC and 2500 sqft AC
110	34.2%	% Between 2500 sqft AC and 3600 sqft AC
98	30.4%	% Between 3600 sqft AC and 12,000 sqft AC
322		Total Number of Residential Units

*Upon Completion of the Residential Component, the average Residential Unit size will exceed 2500 sqft
TBD: Final Residential Unit Mix TO BE DETERMINED at Final Site Plans for each Phase of Development*

Per this exhibit, the maximum number of residential units in Entrada is 322 units. While there are minimum square footage thresholds for single family residences in Entrada, there are no specific requirements for condominiums, for which the above exhibit defers these details to the submission of a Specific Use Permit application.

ENTRADA RESIDENTIAL VS. COMMERCIAL PERFORMANCE STANDARDS

Section 3.1.1. of Ordinance 703 requires a minimum amount of non-residential building area to be "substantially complete" no later than six months after issuing a building permit for a residential structure per the following summary:

Substantially Complete Commercial Square Footage

45,000
Each additional 1,500 sq.ft.

Residential Units Allowed for Permitting

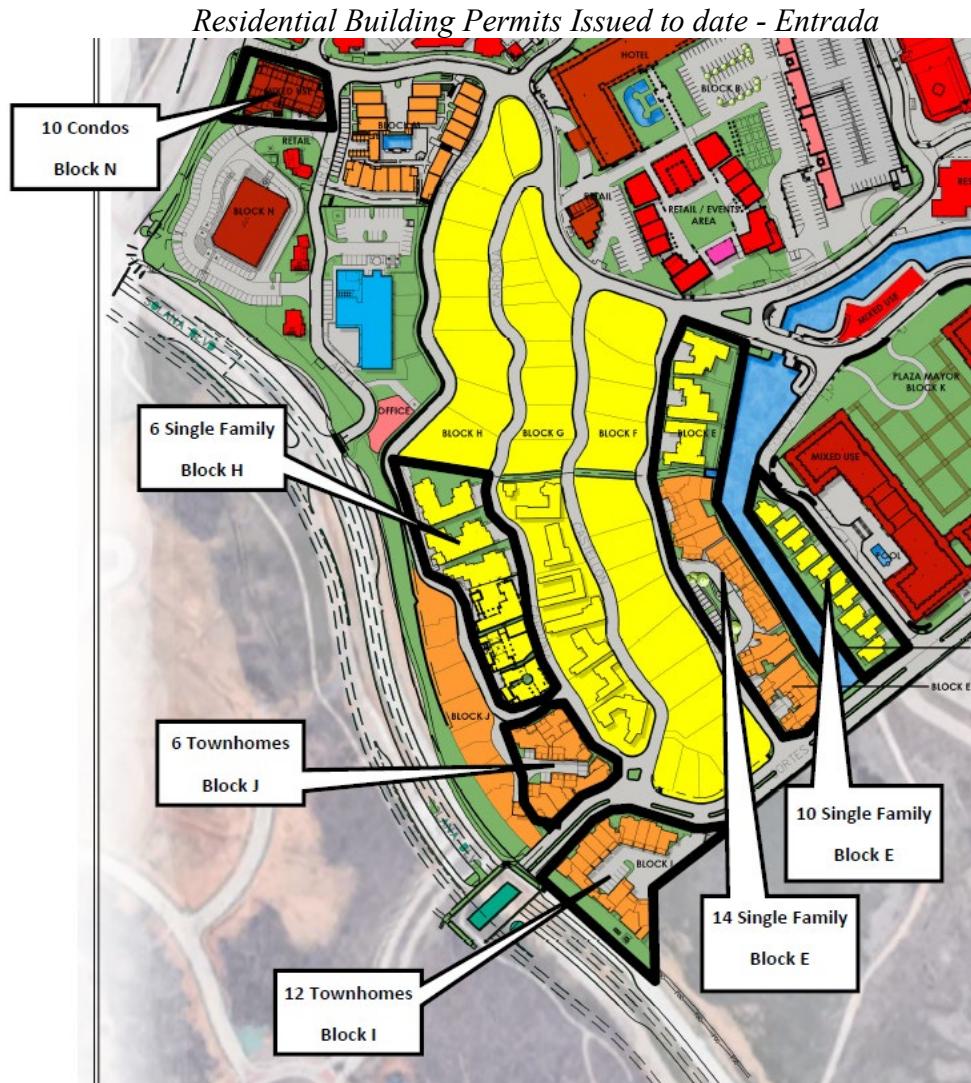
30 units
1 unit

Based on the above performance requirement, the following shows the status as of today:

Total substantially complete non-residential square footage to date:	116,539 sq.ft.
Total residential units allowed to date:	78 units
Total residential units permitted to date:	58 units
Surplus residential allowance to date:	20 units

When the residential repository (currently under construction) is within six-months of becoming substantially complete, an additional 58 residential units will become available for permitting in the development.

The following map shows the 58 building permits issued for residential construction in Entrada:



PROPOSED DEVELOPMENT PLAN AMENDMENT

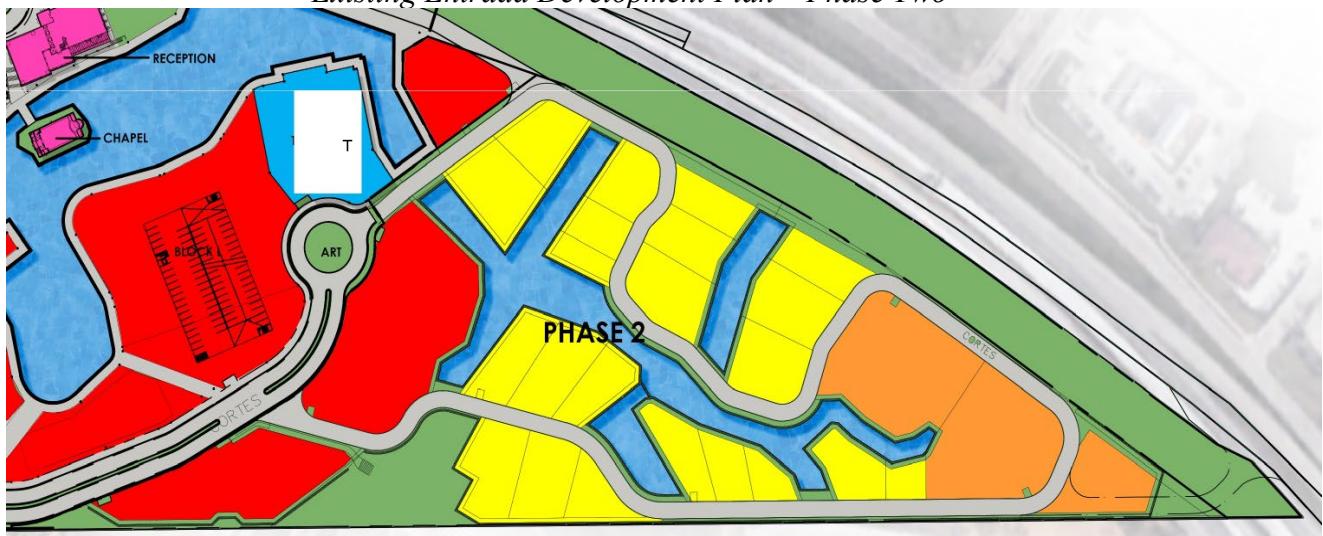
Per the exhibit below, the applicant proposes to develop the subject property for 52 single family lots. The applicant also requests the streets on the subject property be private and the lots be gated from the rest of the development.

Subject property proposed layout



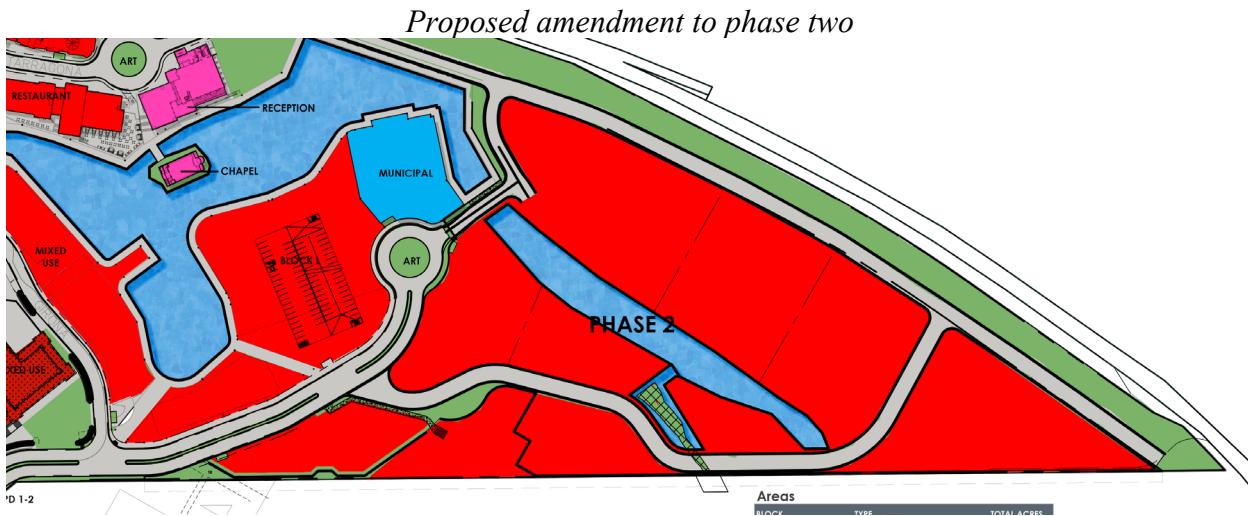
These new lots would be “transferred” from the phase two portion of the existing development plan as shown below.

Existing Entrada Development Plan – Phase Two



Phase two currently shows 26 residential lots and two commercial lots, although three residential lots are shown as “attached” and could contain additional units. Although phase two is currently undeveloped with no public improvements, it is part of the Entrada PID.

As part of the proposed amendment, the applicant proposes to add four commercial pad sites along the portions of phase two with freeway frontage as follows:



Each pad site would contain between approximately one to three acres. The remainder of phase two would also convert to commercial from residential. The canal would be reduced to a singular water feature providing a natural amenity for potential outdoor seating areas for prospective restaurants to utilize. Access to the pad sites would be from a realigned road that parallels the new SH 114 service road.

The applicant also shows proposed changes to Blocks B and P on the phase one (area three) portion of the proposed development plan amendment. Staff recommends that these changes not be included in the current request. Rather, staff recommends that these potential changes be addressed in conjunction with a future site plan request.

ANALYSIS OF REQUEST

Housing and Performance Standards. Per the analysis above, there are currently 20 residential units available to be permitted based on the amount of completed non-residential construction. Within six months of the residential repository building reaching substantially complete status, an additional 58 residential units will become available for permitting. However, based on the number of approved, but unpermitted, lots shown on the current development plan, an additional 58 units could be permitted inside of the phase one portion of the development, thereby leaving the proposal for the subject property potentially unable to issue permits until additional non-residential construction is permitted and reaches substantially complete status.

Given this condition, staff recommends that no residential permits be issued on the subject property until, at a minimum, an additional 78,000 square feet of non-residential construction is permitted and reaches substantial completion.

Traffic impact and access. The 52 lots proposed for the subject property are projected to generate approximately 520 additional vehicle trips per day.

Staff recommends that a traffic impact analysis be performed as part of the site plan submittal for the subject property. Staff also recommends that construction of the traffic signal at Solana Blvd. and Cortes Drive, as required by Resolution 13-34 (Entrada Development Agreement), be constructed and operational prior to the issuance of any building permits on the subject property.

Design. All construction on the subject property must comply with the Entrada design guidelines. Given the amount of detail needed to ensure compliance with the design guidelines and development theme, staff recommends that a detailed site plan and future development plan amendment, approved by the Town Council upon the recommendation of the Planning and Zoning Commission on a future agenda, be required prior to development of the subject property.

Parking. There are 400 existing parking spaces on the subject property that will remain. These spaces may be used, as part of a shared parking agreement, for additional Entrada parking. It's also possible that a structured deck could be built over the existing lot to provide even more parking to accommodate future parking demand in Entrada.

Given the existence of the parking easement that overlays the current parking lot, staff recommends that the developer seek legal rights to utilize said parking for Entrada and provide documentation to the Town.

Residential Density. Given a total development area of 85.9 acres with 322 maximum residential units, the maximum residential density for Entrada is 3.7 dwelling units per acre. Incorporating the subject property into Entrada at 23.2 acres of land serves to reduce the maximum residential density to 3.0 dwelling units per acre.

PID. The developer intends to fund all infrastructure on the subject property independently. The PID service area plan for phase two will require amendments given the proposed changes to land use prior to construction of public improvements.

STAFF RECOMMENDATION AND SUMMARY

The developer proposes to purchase 23.2 acres of land adjacent to Entrada to construct approximately 52 single family homes that would be part of the Entrada development, while converting the phase two portion of the development plan from residential to commercial land uses. While the proposal provides opportunities to benefit the development such as provisions for additional parking, adding high value pad sites with freeway frontage while removing future residential away from the freeway, it also raises additional questions about the overall lack of development amenities and poor commercial performance, reduction in residential density, and potential dilutions to the original intent and thematic vision for the development.

Therefore, should the Commission wish to recommend approval of the request, staff proposes the following conditions:

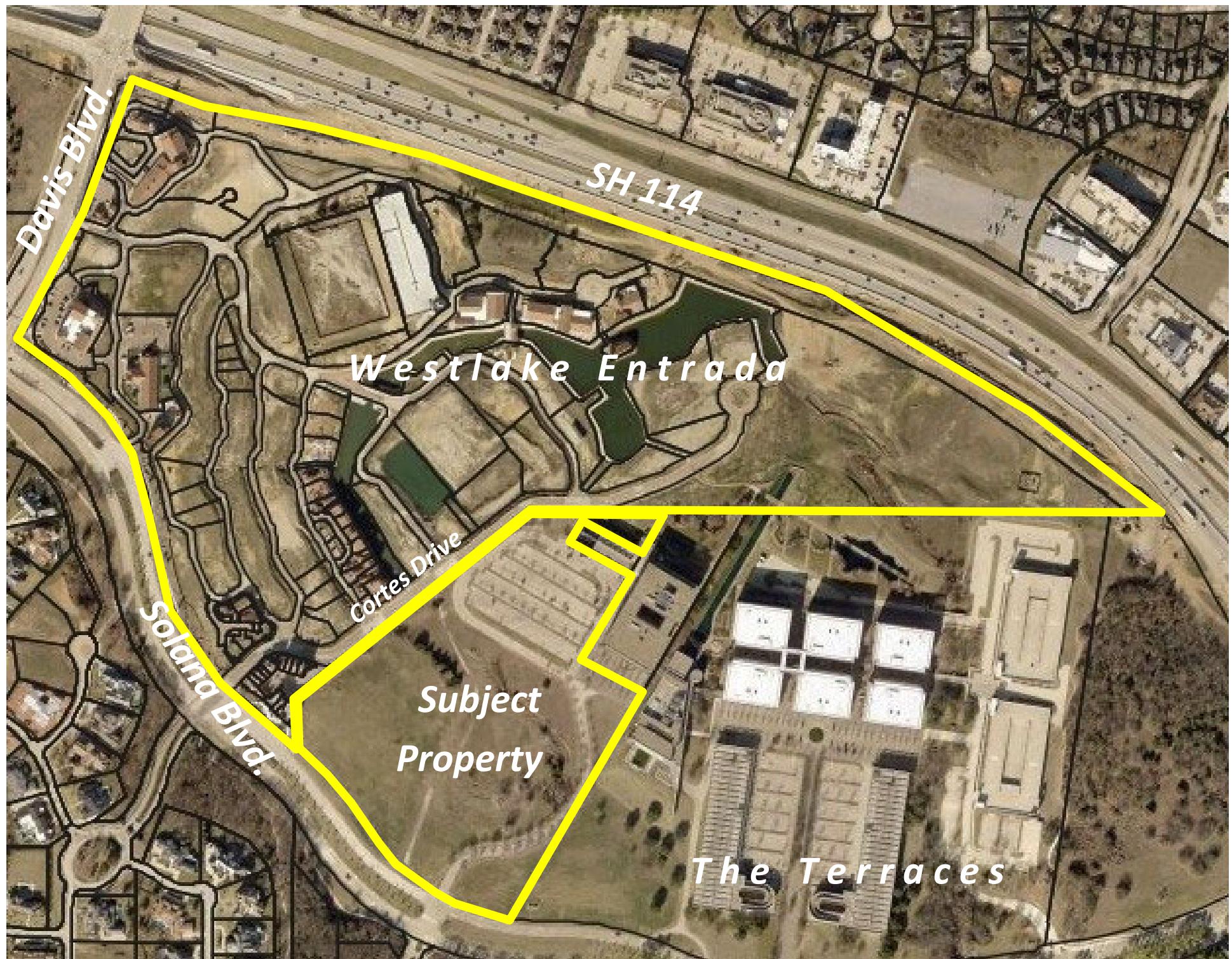
1. The subject property, labeled as Area One on the attached exhibit, is hereby rezoned to PD1-2 and incorporated into the Entrada development, subject to all regulatory requirements thereof;

2. The development plan is hereby amended to incorporate Area One for future single family and commercial uses subject to the approval of a site plan for the entire site by the Town Council upon the recommendation of the Planning and Zoning Commission. Upon submission of said site plan, a development plan amendment shall also be submitted that conforms to the site plan.
3. The development plan is hereby amended removing all residential uses from the phase two portion of the development plan, labeled as “Area Two”, per the attached exhibit.
4. All existing commercial uses in Area One are hereby considered to be legal conforming uses. However, any change in use, expansion or significant alteration as determined by the town manager or designee shall require the approval of a site plan amendment.
5. Upon submission of the site plan as noted above, a paved roadway connection from the Area One to Cortes Drive shall be indicated on said plan with further conditions on the construction of said road included with the site plan approval.
6. No final plat for residential lots in Area One shall be recorded and no residential building permits shall be issued until the following requirements are met: (1) there are sufficient substantially complete non-residential buildings constructed in the development per the terms of the Entrada zoning regulations, (2) the traffic signal at Cortes Drive and Solana Blvd. is constructed per the terms of the Entrada development agreement and is operational as determined by the town manager or designee. These terms may be modified or amended as part of the required site plan approval for Area One and/or through an development agreement amendment.
7. A traffic impact analysis shall be submitted as part of the site plan submittal for Area One.
8. All principal land uses located adjacent to SH 114 in Area Two shall contain sales generating retail and/or restaurant uses.
9. No changes to Area Three on the attached exhibit are approved as part of this amendment.

ATTACHMENTS

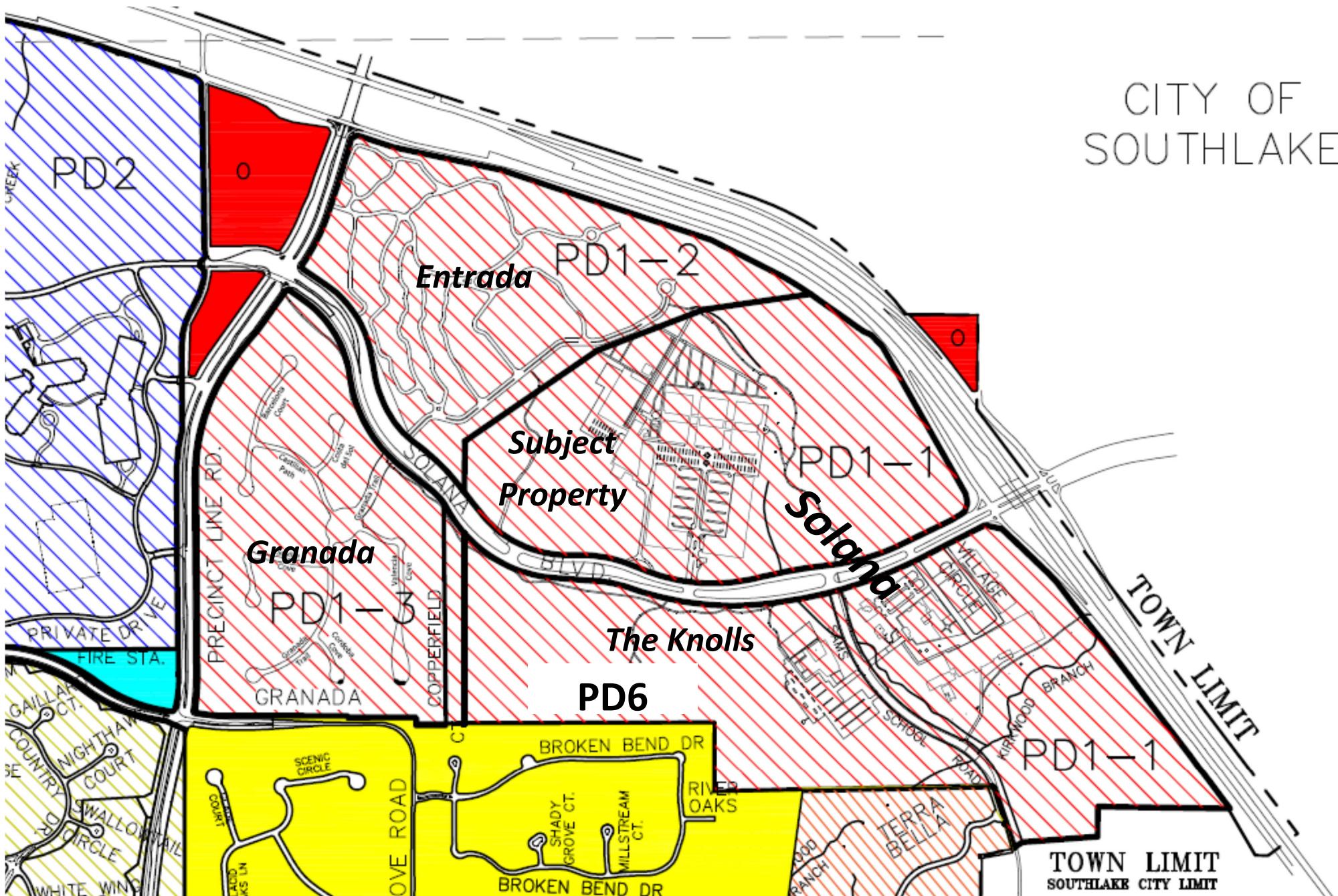
- Location Map
- Zoning Map
- Narrative from Developer
- Existing Entrada Development Plan
- Subject Property Exhibits
- Proposed Development Plan Amendment

Location Map



Zoning Map

CITY OF
SOUTHLAKE



Narrative Provided by Developer

It is our desire to expand the existing PD-1-2 zoning for Entrada over to the adjacent Core Logic Property (22.140 acres).

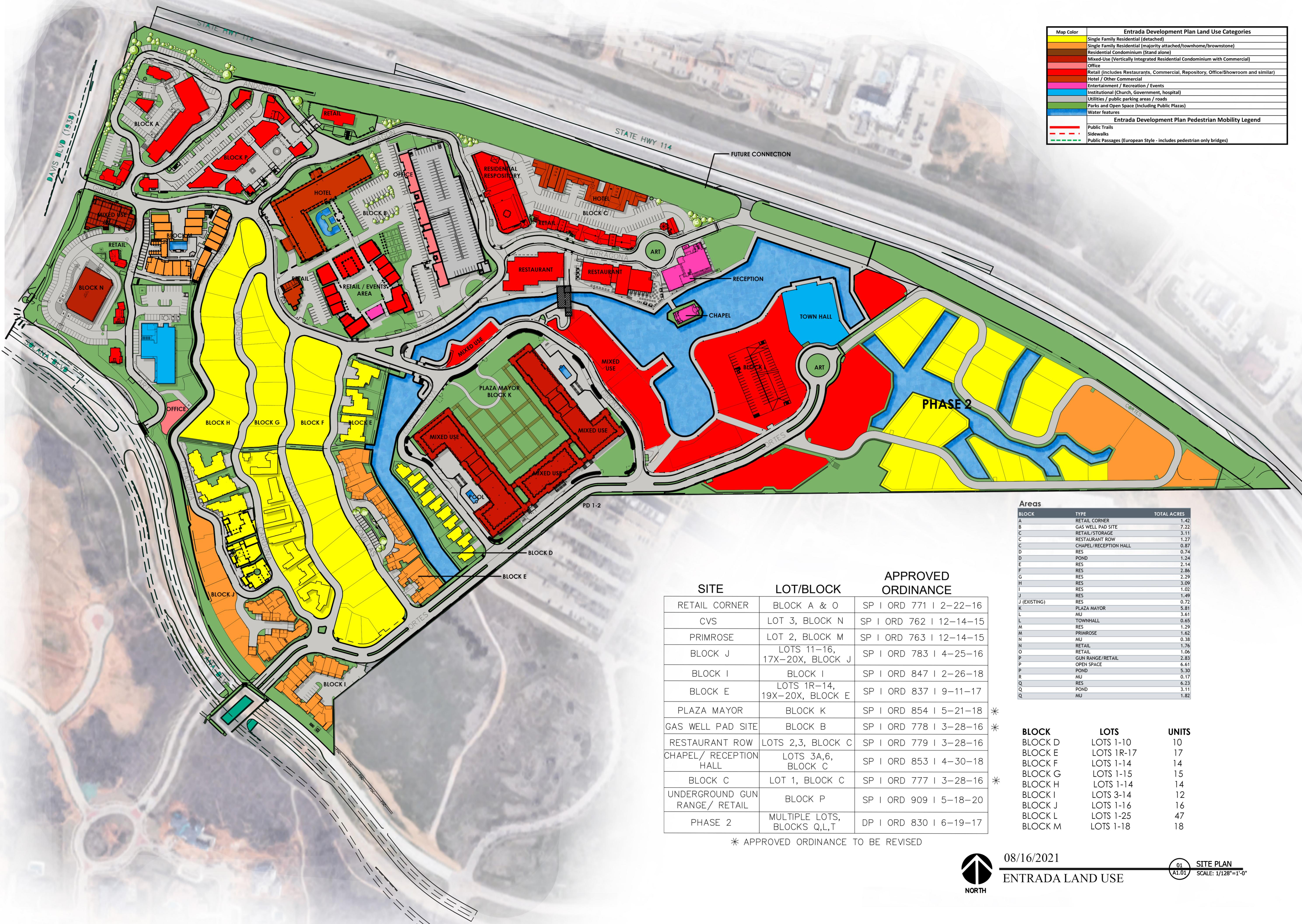
We will not be asking to increase our current residential unit count above the existing 322 units, and we will also be implementing the Entrada Design Guidelines on to the property in their entirety.

The current proposed plan is to develop a gated Enclave of 52 +/- villa home sites for fee-simple product. The gate will provide product separation from the remaining homesites in Entrada.

We have also accommodate the recent requests from the Fire Marshall to have wider streets that are less curvilinear.

Thank you,

Mike Beaty



Subject Property



Subject Property Residential Development Exhibit



0 25 50 100 150 200 Feet



BGE, INC
2595 DALLAS PARKWAY
SUITE 101
FRISCO, TX 75034

Westlake Tract
Westlake, Texas
0 9 . 2 8 . 2 0 2 2

BGE Job No. 3082-15 By: JEP
This plan is intended for illustrative purposes only. This plan
shall not be interpreted as an official or submitted document.
All aerial and map images were attained from the best
available resources. This plan is subject to change.

Proposed Amended Development Plan Exhibit

