

Development Services Monthly Report

June 2016

Development at a Glance

Single Family Permits Issued – 59

Single Family Houses Finaled – 63

Certificates of Occupancy Issued – 4

Zoning/Development Applications Submitted – 5

Detailed permit information contained within the report

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

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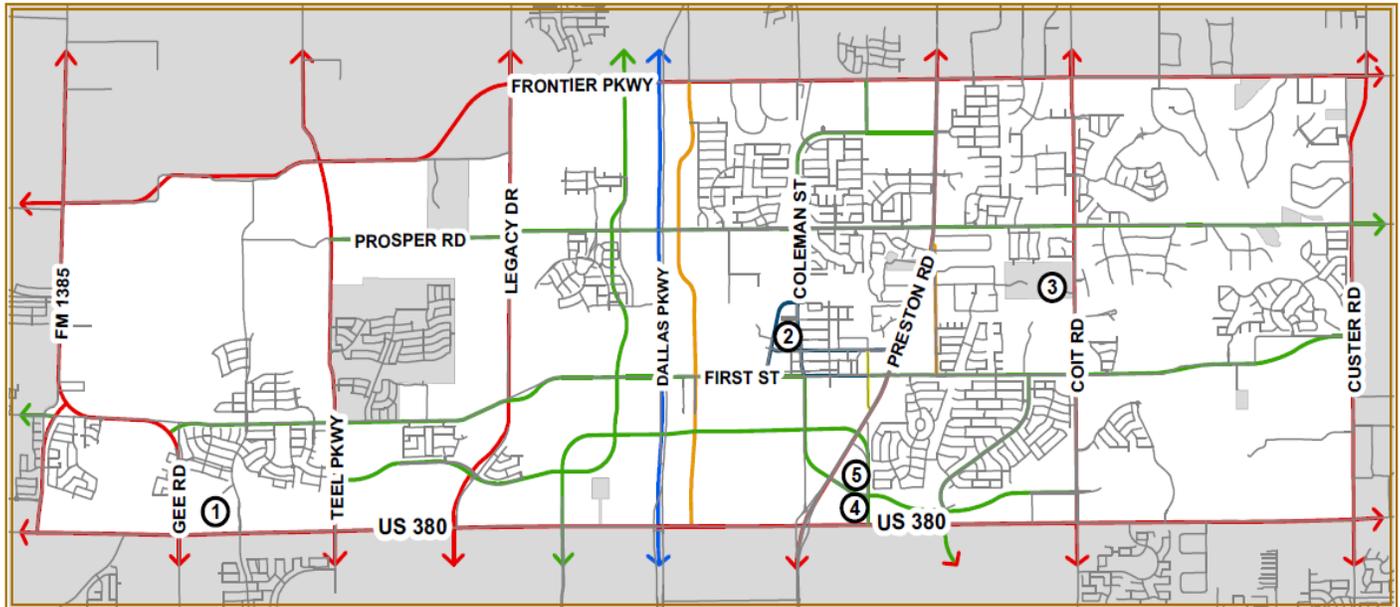
Parkside



Construction is anticipated to begin on Prosper's newest subdivision, Parkside, later this summer. Parkside, located just north of First Street on the west side of Coit Road, is intended to be a high quality, gated neighborhood of 161 single family lots. The development will provide an opportunity to create a place that has the quality of life Prosper residents expect.

PLANNING

June 2016 Zoning and Development Submittals



1

Windsong Ranch Marketplace (D16-0056)

Site Plan for a 123,494 Sq. Ft. grocery store (Kroger), a 178 Sq. Ft. convenience store with fuel pumps, and a 31,345 Sq. Ft. retail/restaurant building, on 19.1± acres

2

Prosper Police Department (D16-0057)

Site Plan for a temporary structure, on 0.3± acre

3

Parkside (D16-0058)

Preliminary Plat for Parkside, for 161 single family residential lots and 9 HOA/open space lots, on 80.6± acres

4

Gates of Prosper, Phase 1 (MD16-0007)

Request to amend Special Purpose Sign District-4 (SPSD-4), to allow for increased wall signage height in the Gates of Prosper, Block A, Lot 4

5

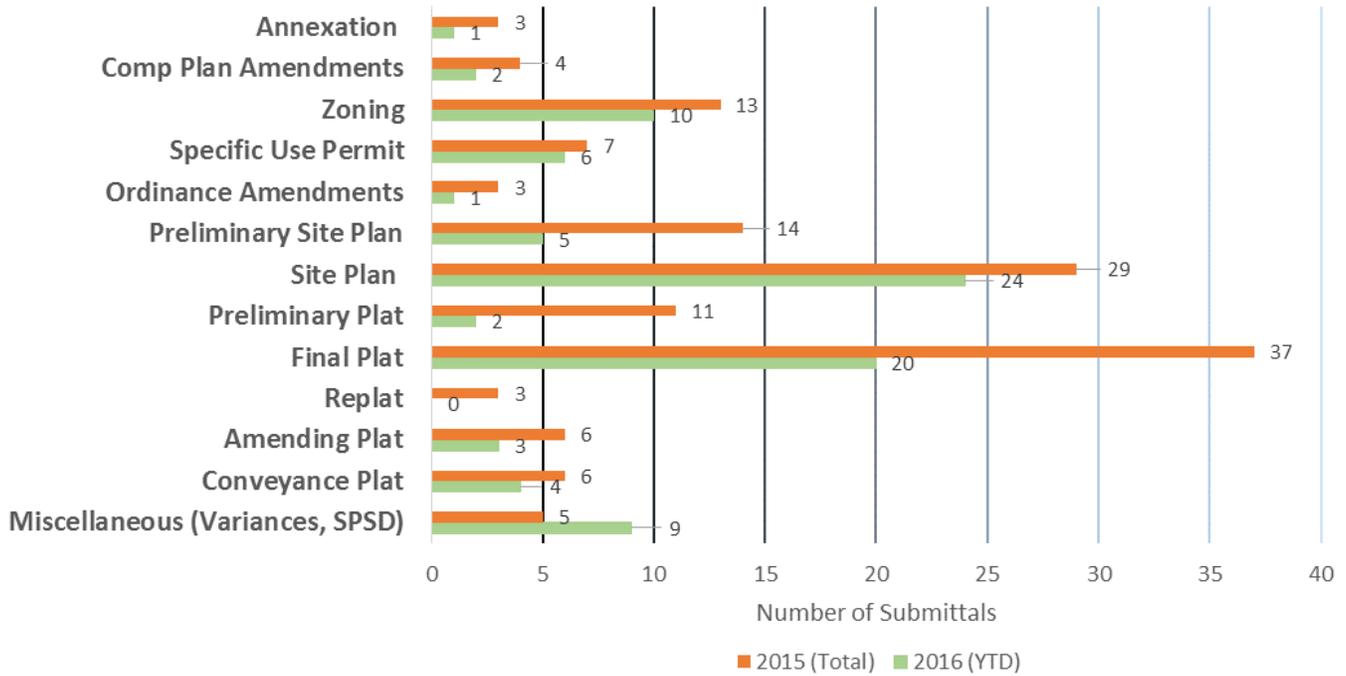
Gates of Prosper, Phase 1 (MD16-0008)

Request for a Façade Exemption for Gates of Prosper, Phase 1, Block A, Lot 4 and Block B, Lot 3

June & YTD Zoning and Development Submittals

	June 2015	June 2016	YTD 2015	YTD 2016
Submittals	10	5	71	87

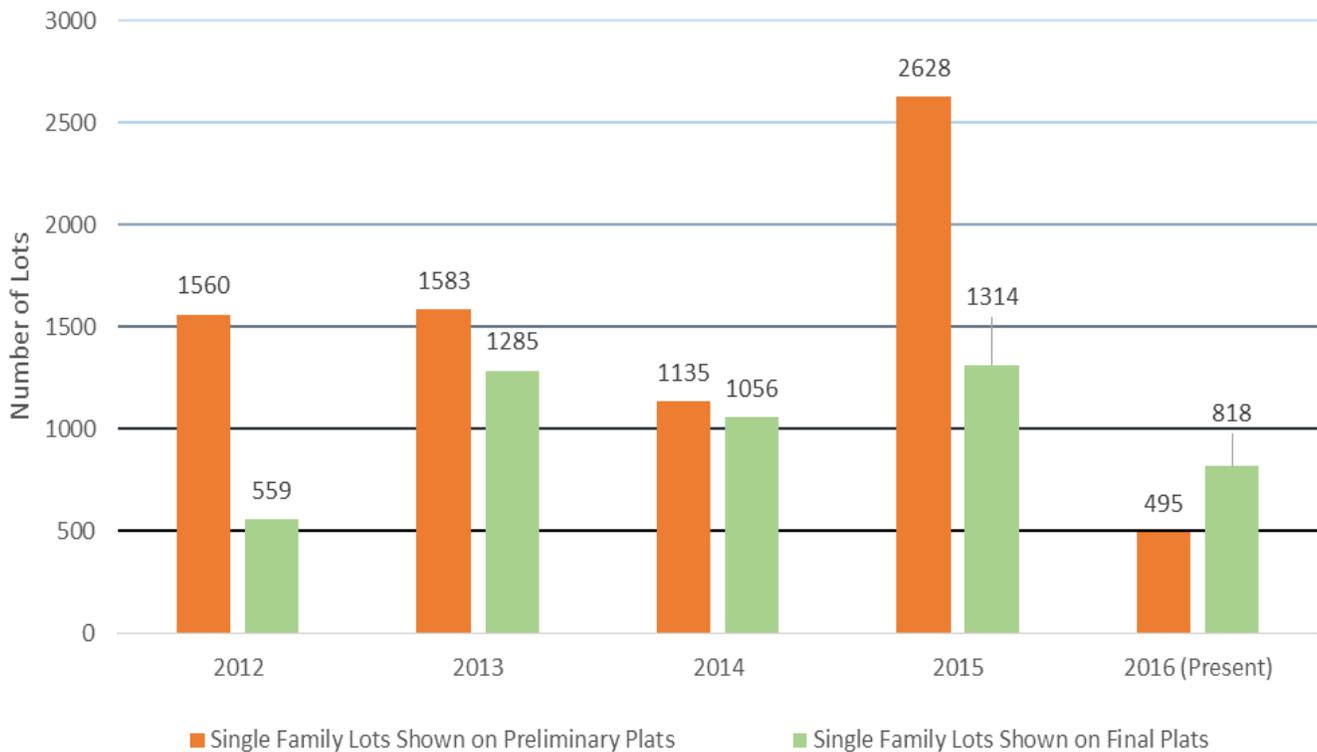
2015 (Total) and 2016 (YTD) Submittals by Type



2015 (Total) and 2016 (YTD) Submittals Approved by P&Z



Single Family Lots Approved by P&Z



P&Z Action

The Planning & Zoning Commission acted on fifteen (15) Development applications in June 2016.

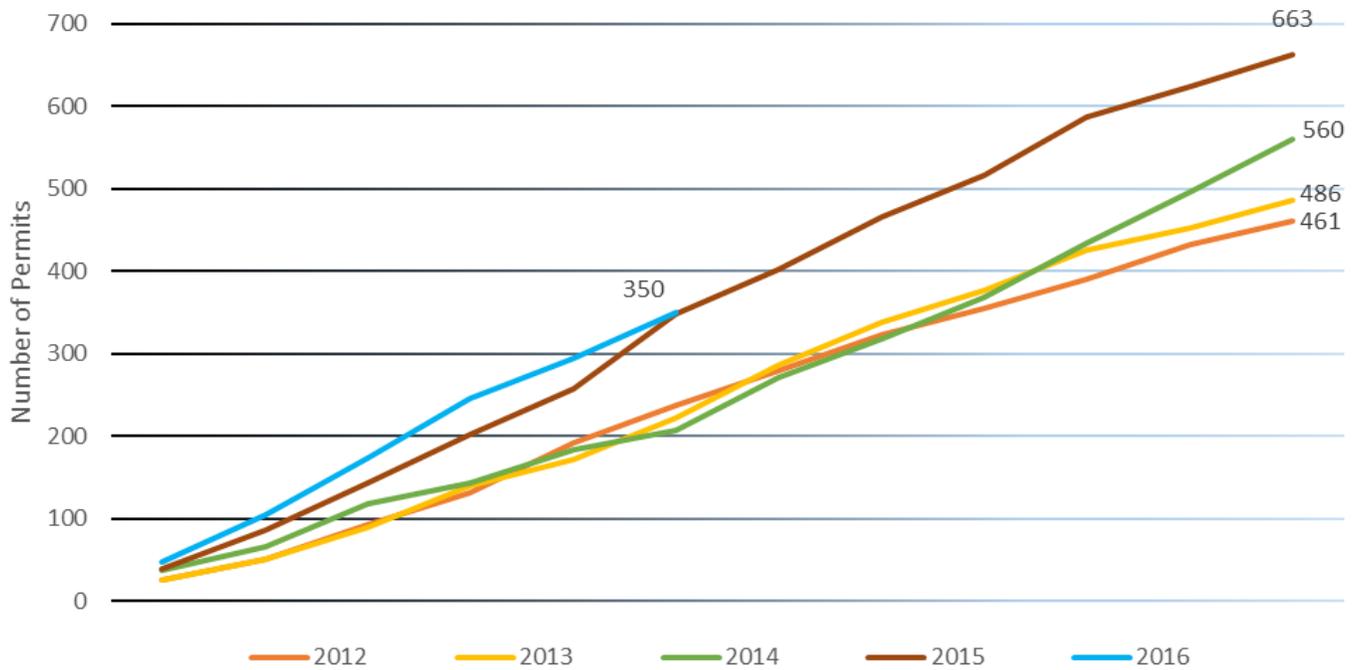
Ongoing Planning Projects

During 2016, Development Services will initiate or complete the following projects to meet the objectives of the Council's Strategic Goals and the Implementation section of the Comprehensive Plan:

- Update the Subdivision Ordinance
- Update nonresidential development standards
- Initiate Phase One Old Town Planning assessment study
- Reformat the Zoning Ordinance to improve ease of use
- Amend the Comprehensive Plan to provide an equivalency table between Zoning Districts and Future Land Use Designations

BUILDING INSPECTIONS – RESIDENTIAL

Number of Single Family Residential Permits Issued Annually



Number of Single Family Residential Permits Issued by Quarter

	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
SF Res. Permits 2016	172	178			350
SF Res. Permits 2015	143	205	170	145	663
SF Res. Permits 2014	119	88	161	192	560
SF Res. Permits 2013	89	134	155	108	486
SF Res. Permits 2012	93	145	118	105	461

59 Single Family Building Permits Issued in the Month of June



Single Family Permits YTD by Subdivision

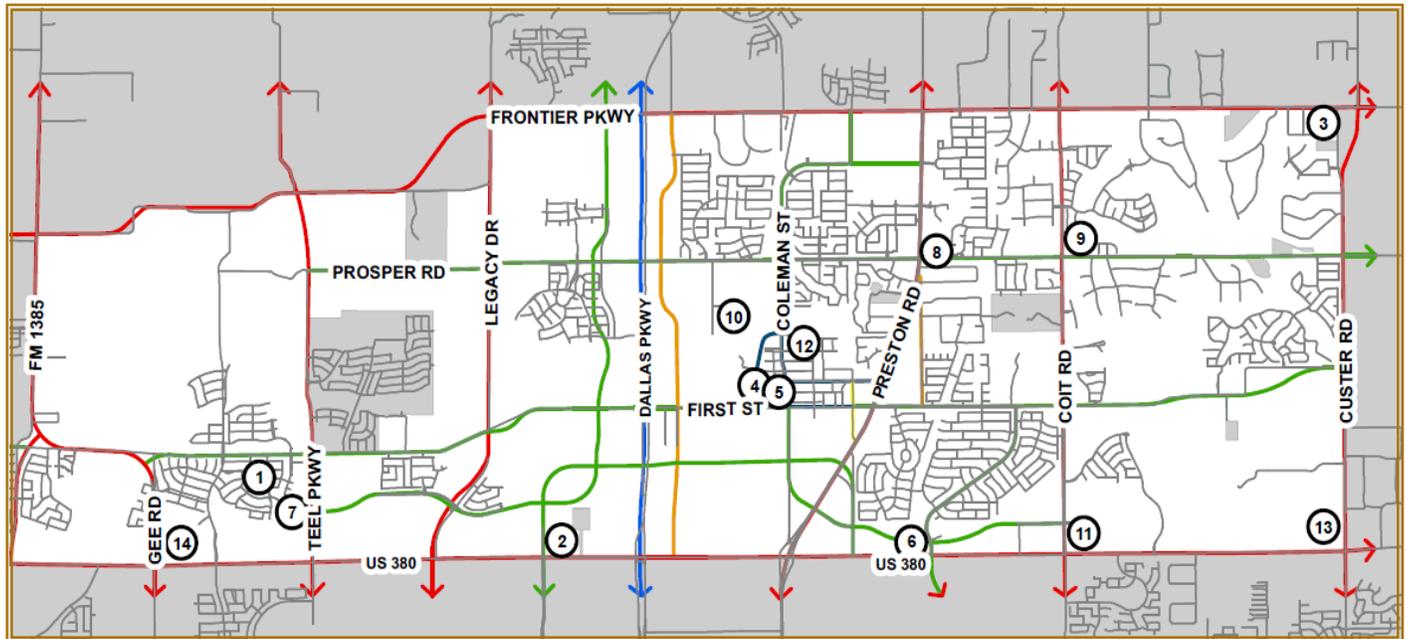
	Builders	Avg. Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued YTD	Permits Issued June 2016
Christie Farms	Dave R. Williams Homes Cleve Adamson Custom Homes Crest Custom Homes	\$710,680	5,047	7,427	5	2
Crestview at Prosper	Megatel Homes, Inc.	\$417,435	3,850	4,911	1	0
Estates at Greenspoint	Hari Kiran Madugula Reig Inc. Melton Custom Homes Joseph Paul Homes	\$713,402	4,914	6,322	4	0
Frontier Estates	Meritage Homes	\$450,055	4,373	5,295	21	4
Gentle Creek Estates	Huntington Homes Darling Homes	\$579,163	4,291	5,425	25	3
Glenbrooke Estates	DR Horton	\$244,120	2,182	2,872	2	1
Hawk Ridge	DR Horton	\$317,192	2,886	3,732	3	0
Lakes of La Cima	Gehan Homes Bloomfield Homes Gallery Custom Homes Oak Creek Custom Homes JPA Development Corp.	\$465,415	4,237	5,392	55	8
Lakes of Prosper	Highland Homes American Legend Homes	\$424,905	3,698	4,621	25	3
Lakes of Prosper North	Megatel Homes	\$398,515	3,899	4,688	12	0
Parks at Legacy	Ashton Woods Homes MHI—Plantation & Coventry	\$357,419	3,444	4,205	14	5
Prestonview Estates	RAM Services	\$575,000	4,652	5,250	1	1
Saddle Creek	JPA Development M. Christopher Homes	\$497,641	4,592	5,855	5	0
Steeplechase Lake of Prosper	Sumeer Homes, Inc.	\$465,063	4,512	5,354	3	0
Tanner's Mill	Emerald Homes Our Country Homes	\$406,314	3,601	4,725	17	2
Village at Prosper Trail	Lions Gate Homes Megatel Homes Salient Homes	\$360,660	3,500	4,191	18	2
Whispering Farms	Dave R. Williams Homes Aaron Wallrath Custom Homes	\$823,870	5,988	8,832	2	0
Whispering Meadows	Dave R. Williams Homes	\$667,917	4,452	6,679	6	0
Whitley Place	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes	\$609,070	4,398	5,349	28	4
Wildwood Estates	Beazer Homes	\$420,152	3,305	4,160	17	3
Windsong Ranch	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes Highland Homes	\$533,864	3,745	4,625	86	21
Totals		\$490,922	3,962	4,978	350*	59

*Jan., Feb., and April Reported Permits Adjusted

[Click Here to View Individual Single Family Permit Data](#)

BUILDING INSPECTIONS – NON-RESIDENTIAL

Current Construction Activity



- 1 **Windsong Ranch Elementary**
800 Copper Canyon Drive
- 2 **Texas Health Resources**
1970 West University Drive
- 3 **Custer Self Storage, Phase 2**
5903 North Custer Road
- 4 **SJT Addition (Office)**
181 South Main Street
- 5 **SJT Addition (Office)**
161 West Third Street
- 6 **La Cima Crossing (Shell Building)**
1361 East University Drive
- 7 **Prosper Fire Station #2 - Windsong**
1140 South Teel Parkway

- 8 **Shops at Prosper Trail (Retail/Office)**
1170 North Preston Road
- 9 **East Prosper Village (Retail)**
1180 North Coit Road
- 10 **Prosper Business Park**
700 Industry Way / 850 Cook Lane
- 11 **Prosper Crossing (CVS Pharmacy)**
4251 East University Drive
- 12 **Prosper Montessori Academy**
100 Gorgeous Road
- 13 **Prosper Plaza (Lowe's)**
4301 East University Drive
- 14 **WSR Marketplace (Kroger)**
4650 West University Drive



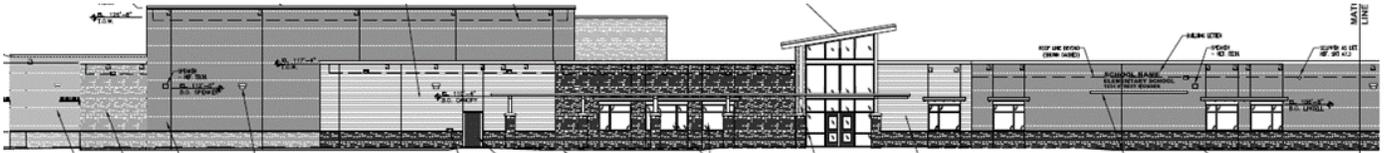
1. Windsong Ranch Elementary School

800 Copper Canyon Drive

Valuation – \$18,500,000

Square Footage – 94,056

Permit Issued – June 29, 2015



2. Texas Health Resources

1970 West University Drive

Valuation – \$14,186,560

Square Footage – 65,000

Permit Issued – December 10, 2015



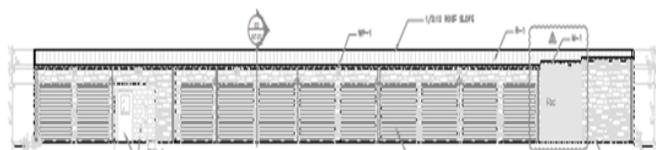
3. Custer Self Storage, Phase 2

5903 North Custer Road

Valuation – \$2,654,960

Square Footage – 30,809

Permit Issued – June 1, 2015



4. SJT Addition (Office)

181 South Main Street

Valuation – \$802,620

Square Footage – 6,417

Permit Issued – October 28, 2015



5. SJT Addition (Office)

161 West Third Street

Valuation – \$631,020

Square Footage – 4,927

Permit Issued – October 28, 2015



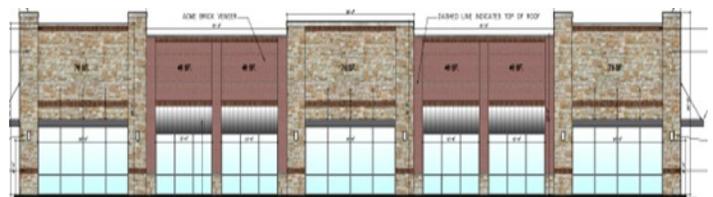
6. La Cima Crossing (Retail)

1361 East University Drive

Valuation – \$1,078,622

Square Footage – 10,215

Permit Issued – September 29, 2015



7. Prosper Fire Station #2 – Windsong

1140 South Teel Parkway

Valuation – \$6,500,000

Square Footage – 14,960

Permit Issued – September 16, 2015



8. Shops at Prosper Trail (Retail/Office)

1170 North Preston Road

Valuation – \$5,623,056

Square Footage – 45,000

Permit Issued – February 9, 2016



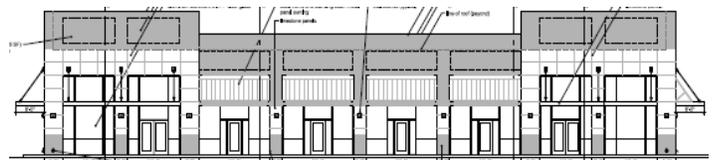
9. East Prosper Village (Retail)

1180 North Coit Road

Valuation – \$2,000,000

Square Footage – 12,670

Permit Issued – April 20, 2016





10. Prosper Business Park

700 Industry Way / 850 Cook Lane
Valuation – \$2,000,000 per building
Square Footage – 20,150 per building
Permit Issued – April 15, 2016



11. Prosper Crossing (CVS Pharmacy)

4251 East University Drive
Valuation – \$1,400,00
Square Footage – 14,600
Permit Issued – April 21, 2016



12. Prosper Montessori Academy

100 Gorgeous Road
Valuation – \$1,200,000
Square Footage – 12,500
Permit Issued – April 7, 2016





13. Prosper Plaza (Lowe's)

4301 East University Drive

Valuation – \$12,279,000

Square Footage – 138,954

Permit Issued – April 27, 2016



14. WSR Marketplace (Kroger)

4650 West University Drive

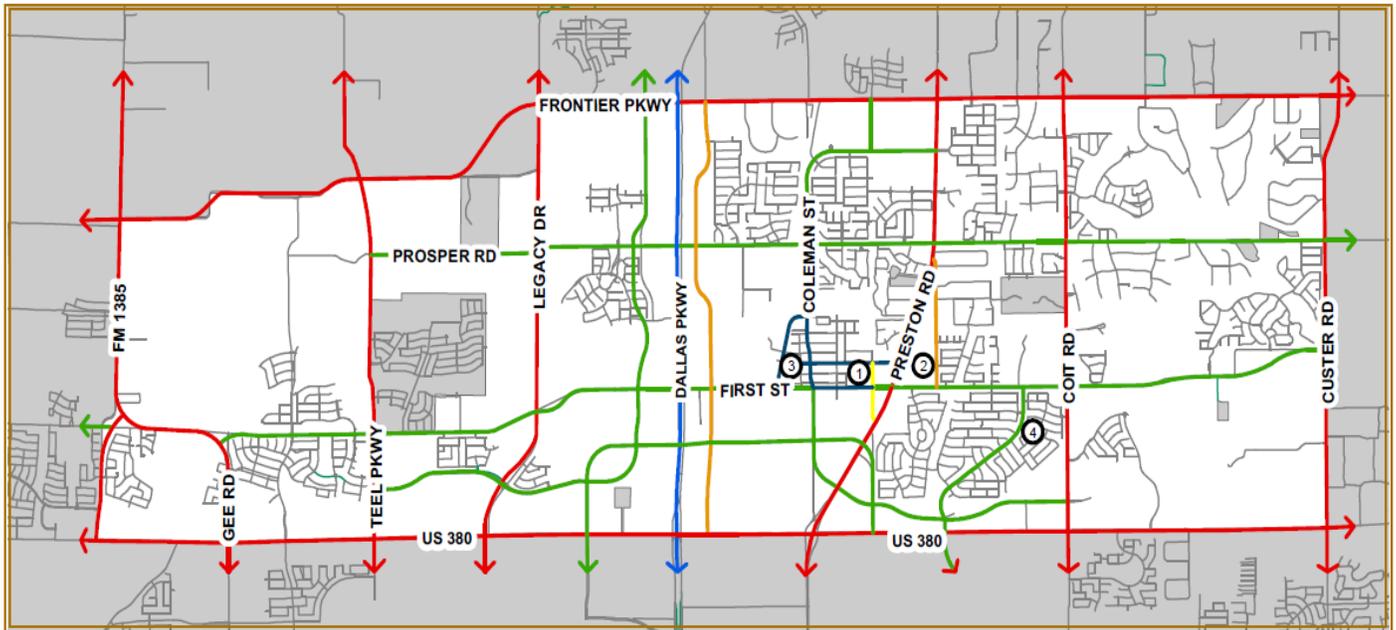
Valuation – \$14,362,393

Square Footage – 123,494

Permit Issued – June 14, 2016



June 2016 Certificates of Occupancy Issued



1

Prosper Insurance Agency - 1,680 Sq. Ft. Business Office

713 East First Street

Change of Ownership

2

Prosper Deluxe Nail Spa - 1,571 Sq. Ft. Beauty Shop

111 South Preston Road, Suite 60

Change of Ownership

3

Strategic Glass, LLC– 5,000 Sq. Ft. Business Office/Warehouse

300 West Broadway, Building 10

4

Lakes of La Cima Amenity Center - 247 Sq. Ft. Amenity Center

620 Falcon Drive

June & YTD Certificates of Occupancy Issued

	June 2015	June 2016	YTD 2015	YTD 2016
Certificate of Occupancy	6	4	37	28

BUILDING INSPECTIONS – SUMMARY

	June 2015	June 2016	YTD 2015	YTD 2016
Number of Working Days	22	22	129	126
Rollovers (Month)	0	0	1,838	0
Average Daily Inspections	201	126*	193	110*

Residential Building Permits Issued and Inspections

	June 2015	June 2016	YTD 2015	YTD 2016
Single Family Permits	90	59	348	350
Single Family Inspections	4,354	2,627*	24,575	13,056*

*Residential inspection types consolidated as of Summer 2015

Multifamily Under Construction



300 Multifamily Units
Under Construction at
Adara Windsong Ranch

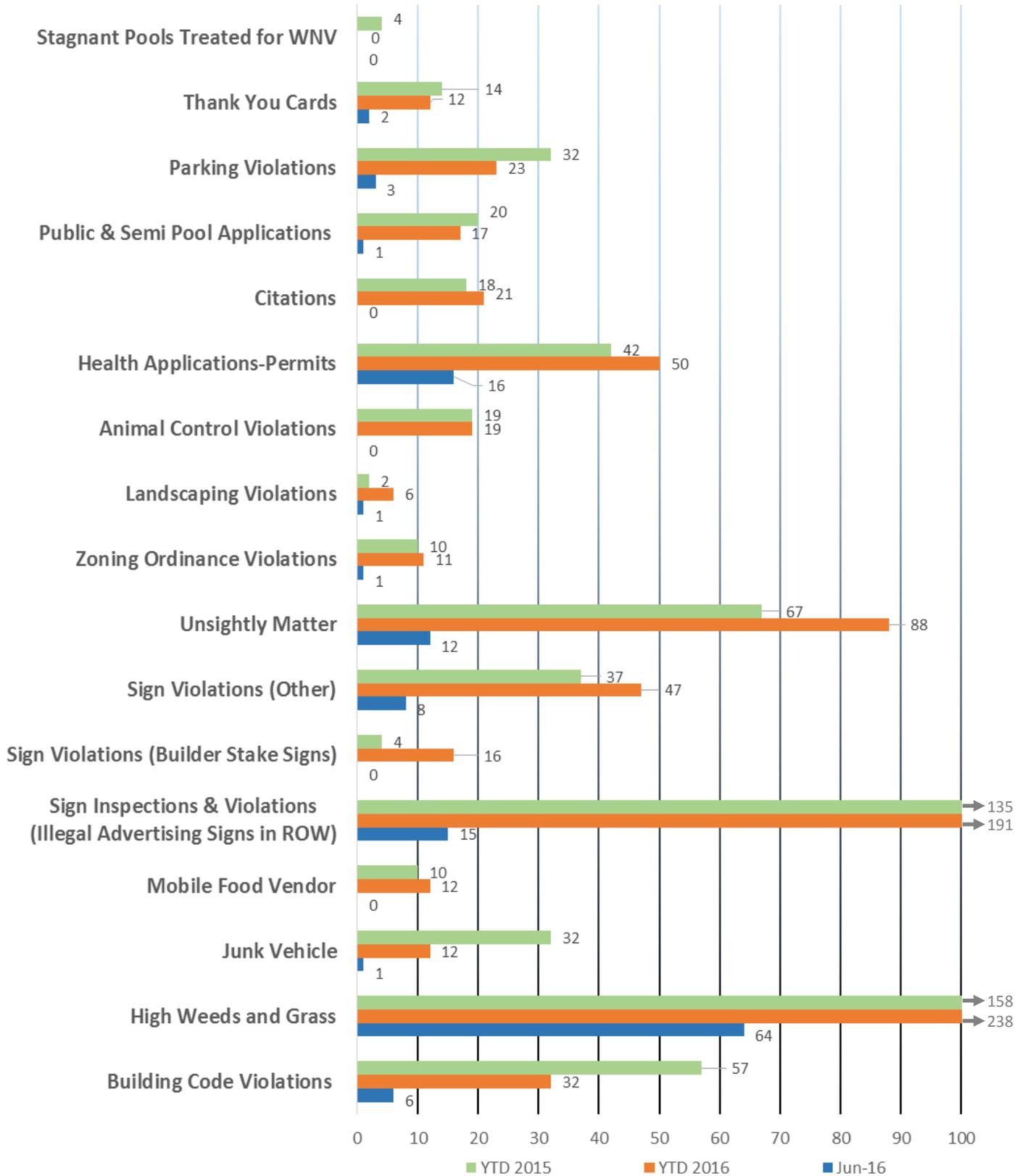


Non - Residential Building Permits Issued and Inspections

	June 2015	June 2016	YTD 2015	YTD 2016
Commercial Building	5	5	12	24
Commercial Shell Building	0	0	2	9
Commercial Finish Out	1	3	17	9
Commercial Inspections	59	144	325	784

CODE COMPLIANCE

Monthly and YTD Inspections Performed



Current Cases



Northeast Corner of Coit Road and First Street

Failure to maintain high weeds below 12 inches in the right-of-way

June 2016 Health Inspections

Business Name	Business Type	Address	Score	Pass/Fail
Folsom Elementary	Cafeteria	800 Sommerville Drive	3	Passed
Cockrell Elementary	Cafeteria	1075 Escalante Trail	3	Passed
Rucker Elementary	Cafeteria	402 South Craig Road	6	Passed

Note: The Health Inspector reviews 27 items during an inspection. Each item on the Inspection carries a demerit value of 3, 4, or 5 based on the severity. Best possible score is 0. An establishment “fails” when it receives more than 30 demerits.