

# Development Services Monthly Report

August 2016

Town of Prosper  
Development Services

Planning  
Building Inspections  
Code Compliance

Physical Address:  
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Prosper, Texas 75078

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[www.prospertx.gov](http://www.prospertx.gov)

## Development at a Glance

Single Family Permits Issued – 44

Single Family Houses Finaled – 62

Certificates of Occupancy Issued – 14

Zoning/Development Applications Submitted – 10

*Detailed permit information contained within the report*

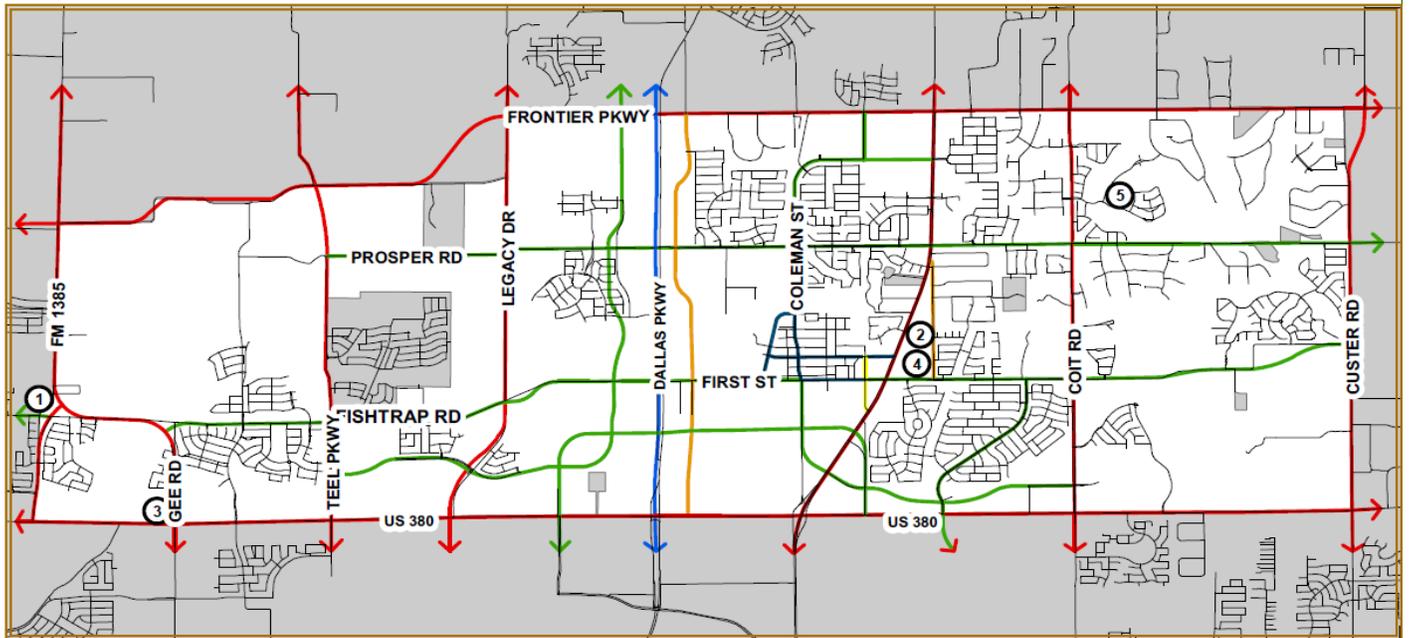
## Lowe's Targeting December Opening



Prosper's newest home improvement store, Lowe's, is located within the Prosper Plaza development in east Prosper and is targeting a December opening just in time for the holiday shopping season. The new store sits on 11.01 acres and will be just over 138,000 square feet including the main building and garden center.

# PLANNING

## August 2016 Zoning and Development Submittals



1

### **Morrell Addition, Block A, Lots 1 and 2 (D16-0063)**

Final Plat of the Morrel Addition, Block A, Lots 1 and 2, on 4.0± acres

2

### **Prosper Town Center (D16-0064)**

Site Plan for a three story, 37,884 Sq. Ft. office building, on 1.6± acres

3

### **Westfork Crossing Addition (D14-0072)**

Request for a Site Plan Extension for Westfork Crossing Addition, Block A, Lot 1, for a 5,488 Sq. Ft. convenience store with gas pumps (RaceTrac), on 2.4± acres

4

### **Prosper Town Center, Ph. 5, Block A, Lot 1 (D16-0065)**

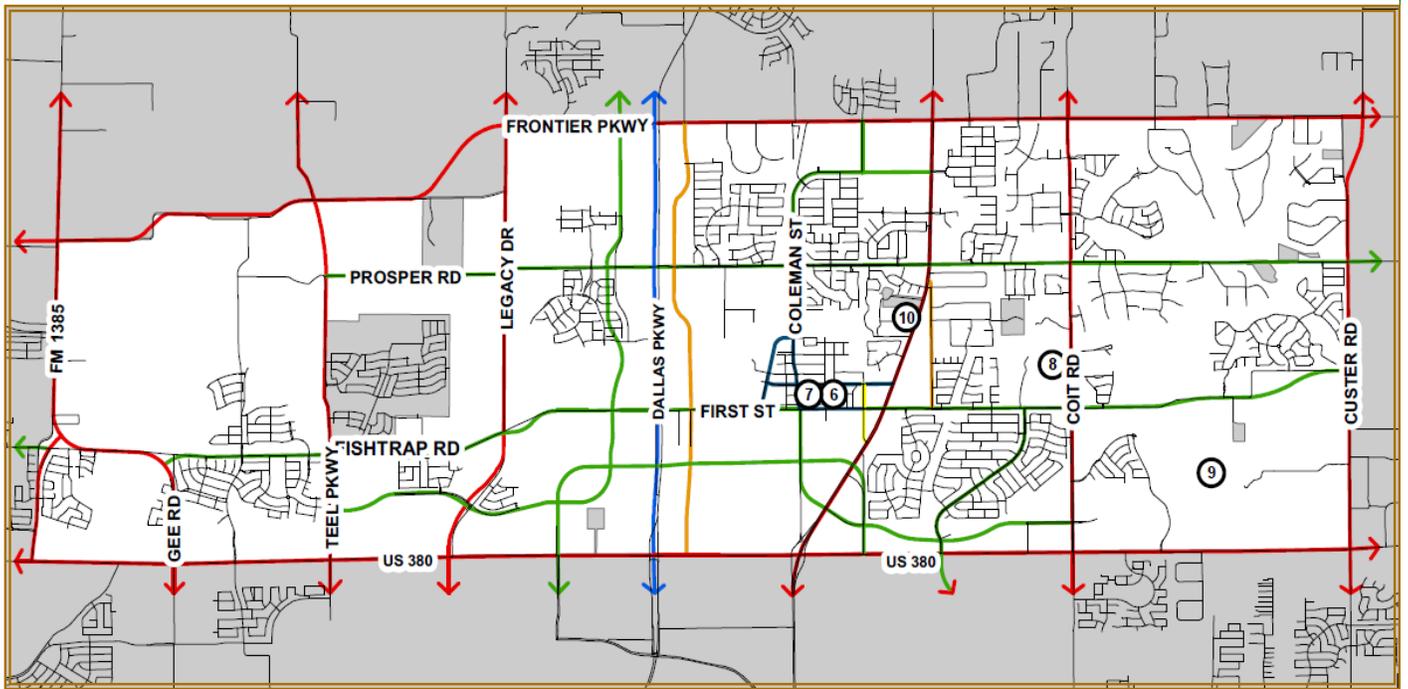
Conveyance Plat of Prosper Town Center, Phase 5, Block A, Lot 1, on 1.6± acres

5

### **Gentle Creek Estates, Ph. 3, Block L, Lots 8 and 9 (D16-0066)**

Amending Plat for Gentle Creek Estates, Phase 3, Block L, Lots 8 and 9, on 0.6± acre. The purpose of this amending plat is to shift the property line between Lots 8 and 9.

## August 2016 Zoning and Development Submittals



6

**Bryant's 1st Addition, Block 23, Lot 3R (D16-0067)**  
Site Plan for a 4,550 Sq. Ft. office building, on 0.6± acre

7

**Bryant's 1st Addition, Block 23, Lot 3R - (D16-0068) - VOID**  
Final Plat for Bryant's 1st Addition, Block 23, Lot 3R, on 0.6± acre

8

**Parkside (D16-0069)**  
Final Plat for Parkside, for 160 single family residential lots and 9 open space lots, on 79.4± acres

9

**Brookhollow (Z16-0018)**  
Request to amend Planned Development-25 (PD-25) and Planned Development-39 (PD-39), on 1,045.3± acres

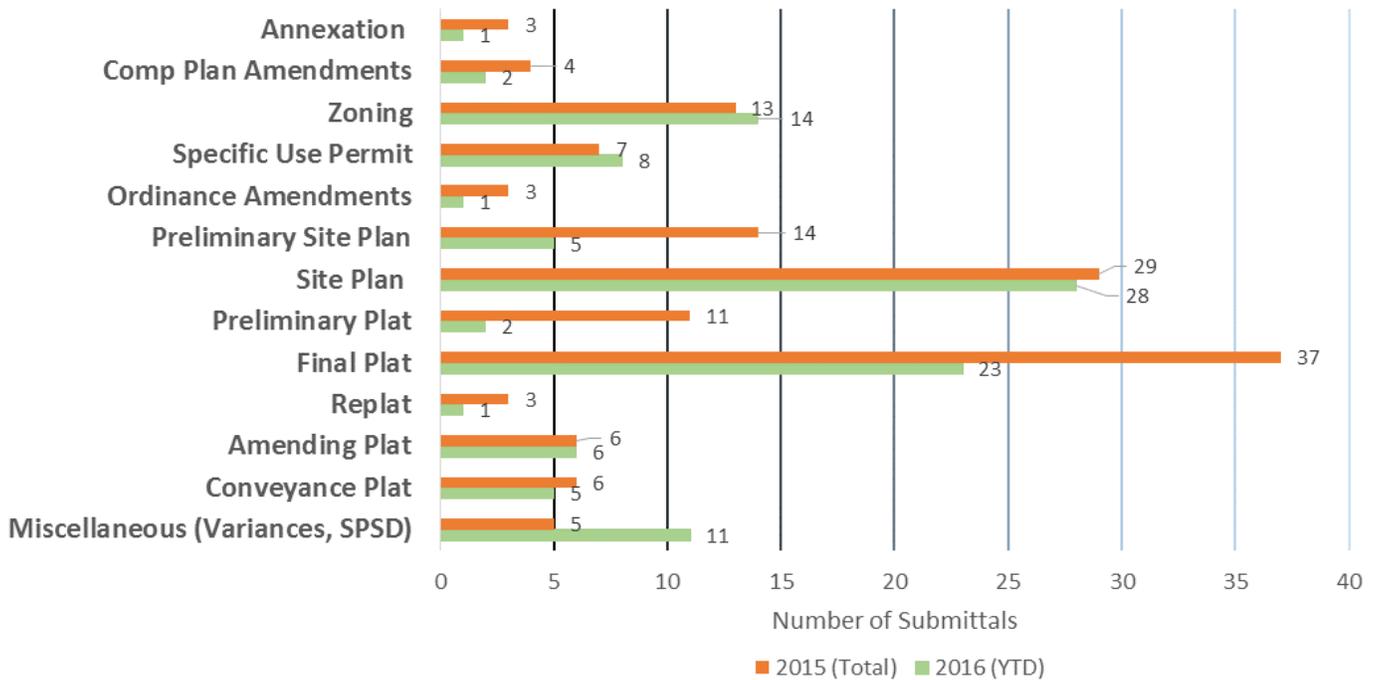
10

**Service King (Z16-0019)**  
Request to amend Planned Development-56 (PD-56), on 1.2± acres

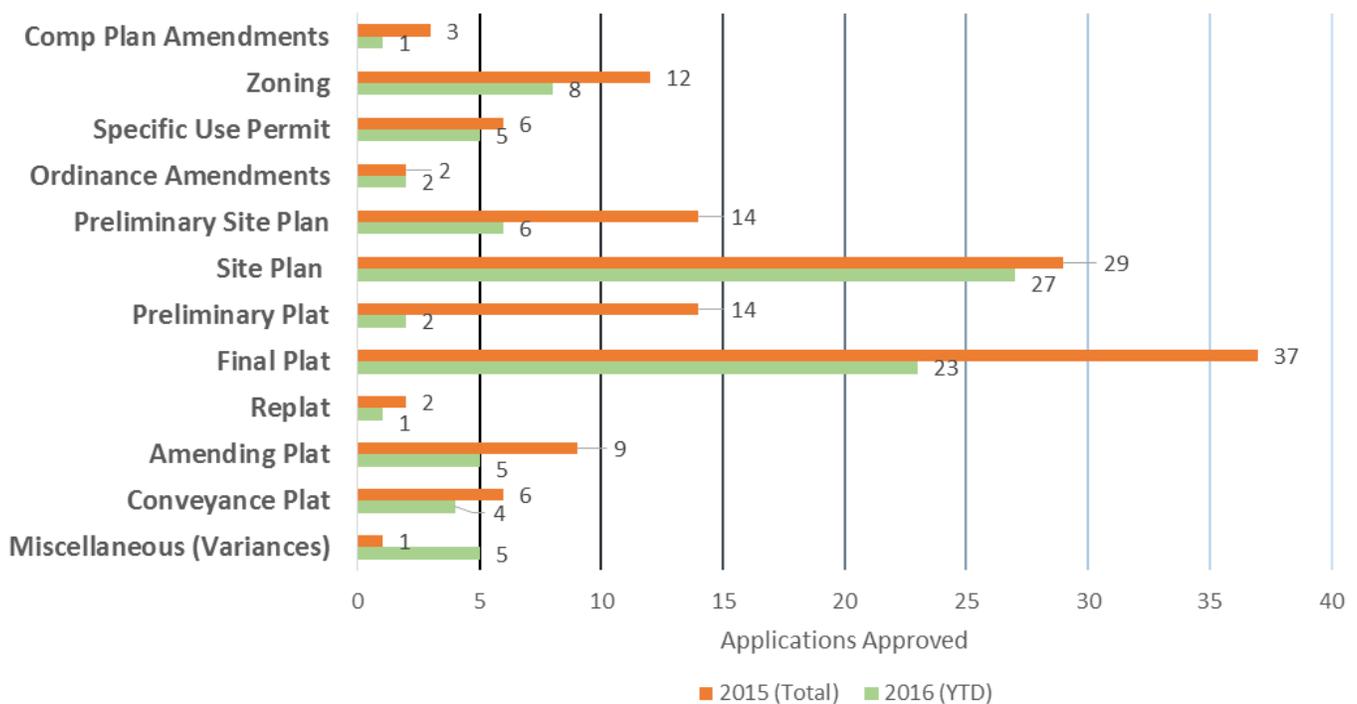
## August & YTD Zoning and Development Submittals

	August 2015	August 2016	YTD 2015	YTD 2016
<b>Submittals</b>	9	10	81	107

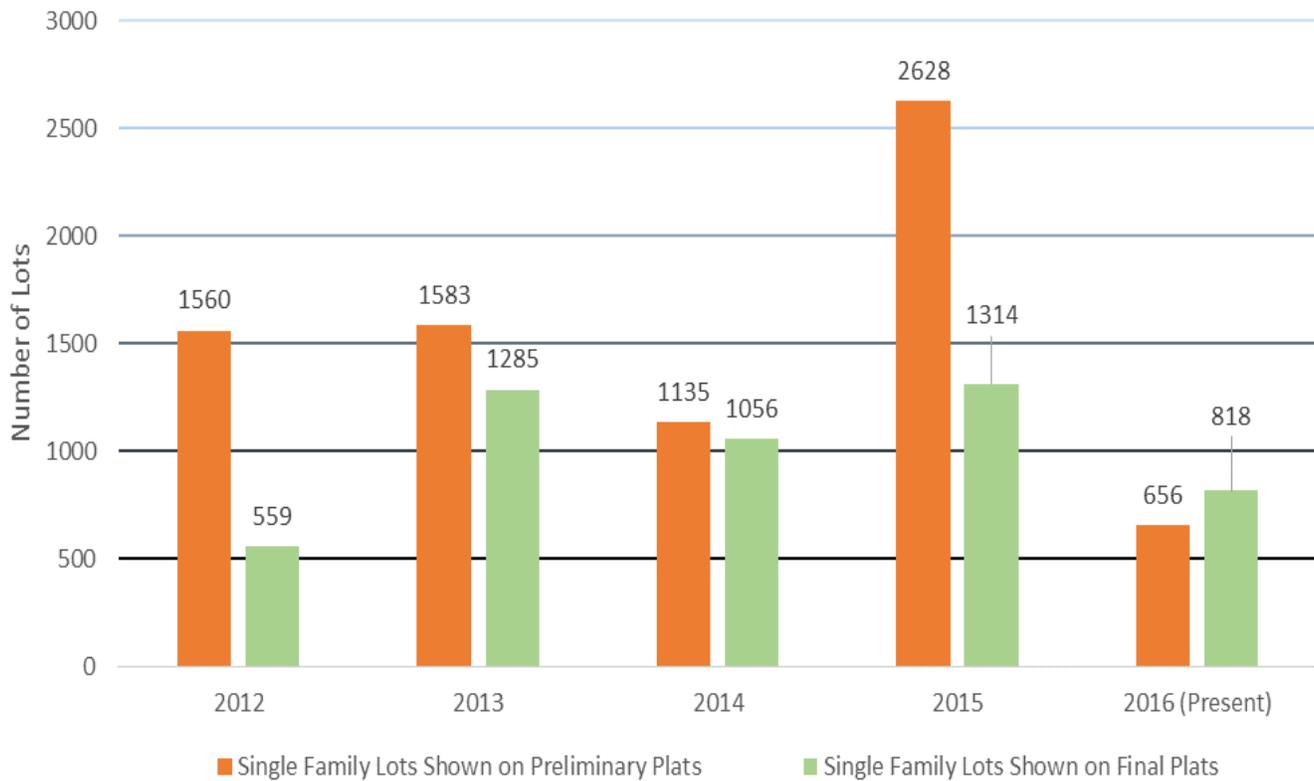
### 2015 (Total) and 2016 (YTD) Submittals by Type



### 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 eight (8) Development applications in August 2016.

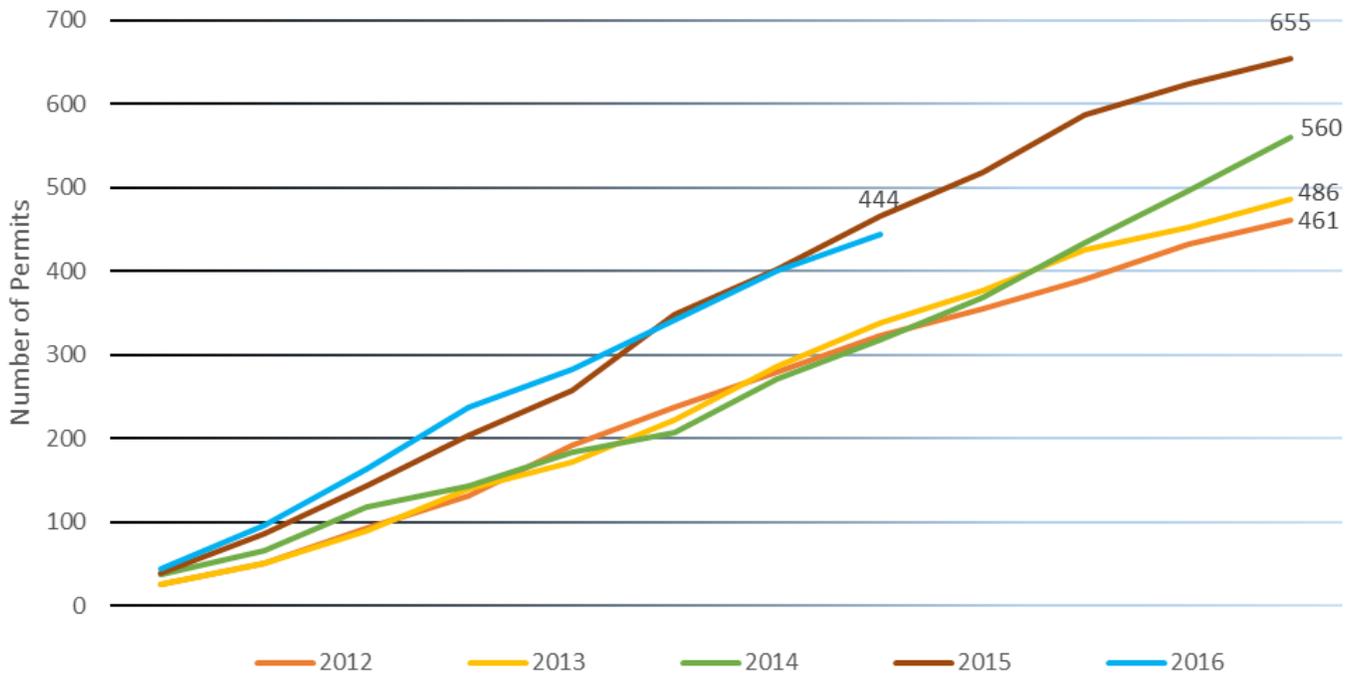
## Ongoing Planning Projects

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

	1st Quarter	2 <sup>nd</sup> Quarter	July	Aug.	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
<b>SF Res. Permits 2016</b>	164 <sup>†</sup>	178	58	44			444
<b>SF Res. Permits 2015</b>	143	200	54	64	170	142	655 <sup>†</sup>
<b>SF Res. Permits 2014</b>	119	88	64	48	161	192	560
<b>SF Res. Permits 2013</b>	89	134	64	51	155	108	486
<b>SF Res. Permits 2012</b>	93	145	41	44	118	105	461

<sup>†</sup>Updated to reflect building permit withdrawals from Tanner's Mill subdivision



44 Single Family Building Permits Issued in the Month of August

## Single Family Permits YTD by Subdivision

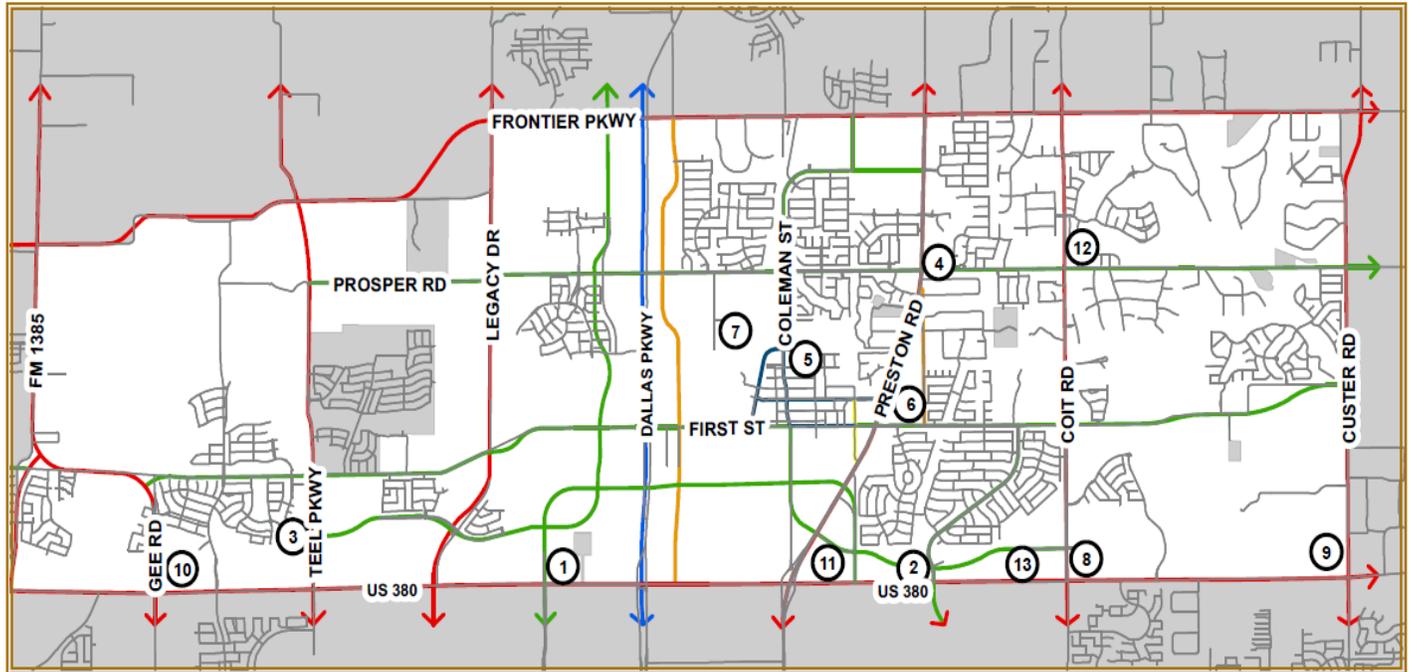
	<b>Builders</b>	<b>Avg. Value</b>	<b>Avg. HVAC Sq. Ft.</b>	<b>Avg. Gross Building Sq. Ft.</b>	<b>Permits Issued YTD</b>	<b>Permits Issued Aug. 2016</b>
<b>Christie Farms</b>	Dave R. Williams Homes Cleve Adamson Custom Homes Crest Custom Homes M. Christopher Diversified	\$705,096	5,117	7,389	7	1
<b>Crestview at Prosper</b>	Megatel Homes, Inc.	\$438,185	4,172	5,141	4	2
<b>Estates at Greenspoint</b>	Hari Kiran Madugula Reig Inc. Melton Custom Homes Joseph Paul Homes	\$713,402	4,914	6,322	4	0
<b>Frontier Estates</b>	Meritage Homes	\$456,274	4,392	5,353	28	5
<b>Gentle Creek Estates</b>	Huntington Homes Darling Homes Dave R. Williams Homes	\$575,155	4,241	5,425	32	4
<b>Glenbrooke Estates</b>	DR Horton	\$244,120	2,182	2,872	2	0
<b>Hawk Ridge</b>	DR Horton	\$317,192	2,886	3,732	3	0
<b>Lakes of La Cima</b>	Gehan Homes Bloomfield Homes Gallery Custom Homes Oak Creek Custom Homes JPA Development Corp.	\$460,606	4,163	5,308	68	4
<b>Lakes of Prosper</b>	Highland Homes American Legend Homes David Weekley Homes	\$425,415	3,691	4,615	28	1
<b>Lakes of Prosper North</b>	Megatel Homes	\$398,515	3,899	4,688	12	0
<b>Parks at Legacy</b>	Ashton Woods Homes MHI—Plantation & Coventry	\$350,685	3,505	4,279	19	5
<b>Prestonview Estates</b>	RAM Services	\$575,000	4,652	5,250	1	0
<b>Saddle Creek</b>	JPA Development M. Christopher Homes Parkway Building & Design Megatel Homes	\$487,858	4,559	5,740	8	1
<b>Steeplechase Lake of Prosper</b>	Sumeer Homes, Inc.	\$465,063	4,512	5,354	3	0
<b>Tanner's Mill</b>	Emerald Homes Our Country Homes	\$399,821	3,477	4,575	13	1
<b>Village at Prosper Trail</b>	Lions Gate Homes Megatel Homes Salient Homes A1 Properties	\$361,678	3,480	4,176	19	0
<b>Whispering Farms</b>	Dave R. Williams Homes Aaron Wallrath Custom Homes M. Christopher Diversified	\$1,032,580	6,215	9,255	3	0
<b>Whispering Meadows</b>	Dave R. Williams Homes	\$673,138	4,408	6,731	8	1
<b>Whitley Place</b>	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes	\$576,909	4,388	5,432	42	3
<b>Wildwood Estates</b>	Beazer Homes	\$424,101	3,337	4,244	21	1
<b>Windsong Ranch</b>	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes Highland Homes Britton Homes/Perry Homes	\$524,366	3,676	4,516	119	15
<b>Totals</b>		\$492,797	3,954	4,973	444*	44

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

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

# BUILDING INSPECTIONS – NON-RESIDENTIAL

## Current Construction Activity



- |   |   |
|---|---|
| <b>1</b> <b>Texas Health Resources</b><br>1970 West University Drive            | <b>8</b> <b>Prosper Crossing (CVS Pharmacy)</b><br>4251 East University Drive |
| <b>2</b> <b>La Cima Crossing (Shell Building)</b><br>1361 East University Drive | <b>9</b> <b>Prosper Plaza (Lowe's)</b><br>4301 East University Drive          |
| <b>3</b> <b>Prosper Fire Station #2 - WSR</b><br>1140 South Teel Parkway        | <b>10</b> <b>WSR Marketplace (Kroger)</b><br>4650 West University Drive       |
| <b>4</b> <b>Shops at Prosper Trail</b><br>1170 North Preston Road               | <b>11</b> <b>Gates of Prosper (Walmart)</b><br>500 Richland Boulevard         |
| <b>5</b> <b>Prosper Montessori Academy</b><br>100 Gorgeous Road                 | <b>12</b> <b>East Prosper Village (Retail)</b><br>1180 North Coit Road        |
| <b>6</b> <b>Tribute Memory Care Facility</b><br>1180 North Coit Road            | <b>13</b> <b>Advantage Storage, Phase 2</b><br>1201 Prosper Commons Boulevard |
| <b>7</b> <b>Prosper Business Park</b><br>Industry Way/Cook Lane                 |   |





#### 4. Shops at Prosper Trail (Retail/Office)

1170 North Preston Road

Valuation – \$5,623,056

Square Footage – 45,000

Permit Issued – February 9, 2016



#### 5. Prosper Montessori Academy

100 Gorgeous Road

Valuation – \$1,200,000

Square Footage – 12,500

Permit Issued – April 7, 2016



#### 6. Prosper Town Center

##### (Tribute Memory Care Facility)

190 North Preston Road

Valuation – \$9,087,000

Square Footage – 55,074

Permit Issued – July 11, 2016





### 7. Prosper Business Park

Industry Way/Cook Lane

Valuation – \$2,000,000 per building

Square Footage – 20,150 per building

Permit Issued – April 15, 2016



### 8. Prosper Crossing (CVS Pharmacy)

4251 East University Drive

Valuation – \$1,400,000

Square Footage – 14,600

Permit Issued – April 21, 2016



### 9. Prosper Plaza (Lowe's)

4301 East University Drive

Valuation – \$12,279,000

Square Footage – 138,954

Permit Issued – April 27, 2016





### 10. WSR Marketplace (Kroger)

4650 West University Drive

Valuation – \$14,362,393

Square Footage – 123,494

Permit Issued – June 14, 2016



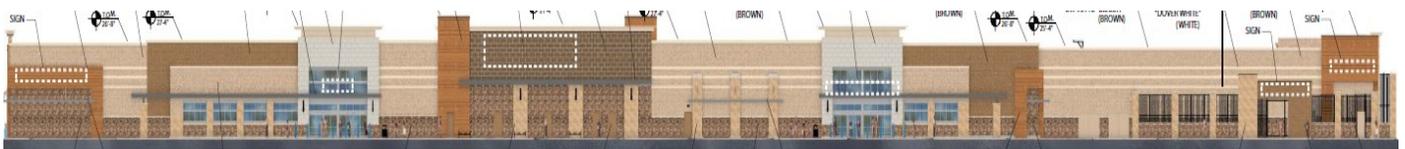
### 11. Gates of Prosper (Walmart)

500 Richland Boulevard

Valuation – \$16,611,000

Square Footage – 189,543

Permit Issued – July 14, 2016



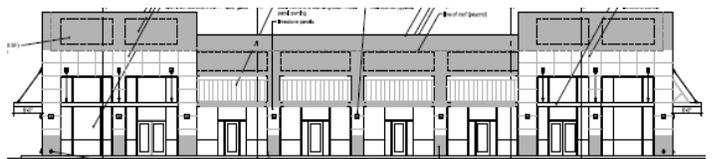
### 12. East Prosper Village (Retail)

1180 North Coit Road

Valuation – \$2,000,000

Square Footage – 12,670

Permit Issued – April 20, 2016





### 13. Advantage Storage, Phase 2

1201 Prosper Commons Boulevard

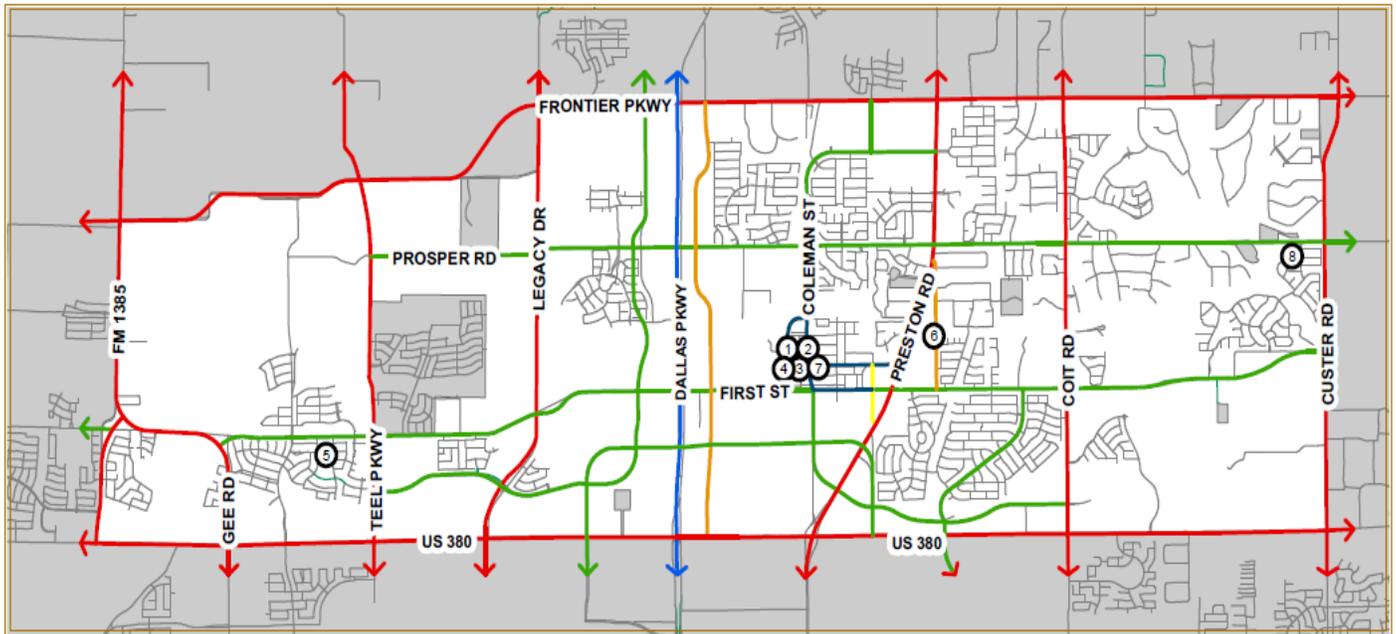
Valuation – \$3,714,000

Square Footage – 42,740

Permit Issued – July 28, 2016



## August 2016 Certificates of Occupancy Issued



- 1

**Energy Parc** - 6,477 Sq. Ft. Business Office  
181 South Main Street
- 2

**Energy Parc** - 4,927 Sq. Ft. Business Office  
161 West Third Street
- 3

**Benchmark Mortgage** - 2,574 Sq. Ft. Administrative Office  
181 South Main Street, Suite 110
- 4

**Aresco, LP** - 3,600 Sq. Ft. Administrative Office  
181 South Main Street, Suite 100
- 5

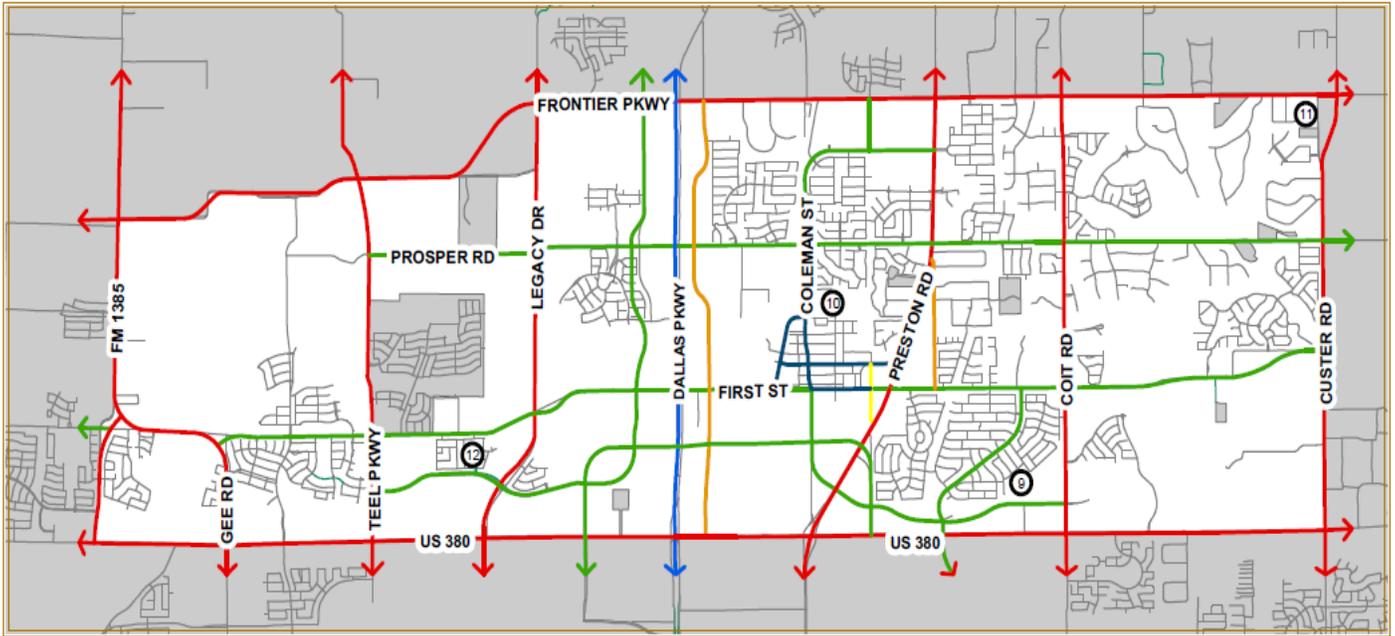
**Windsong Ranch Elementary** - 97,000 Sq. Ft. School - Private or Public  
800 Copper Canyon Road
- 6

**Solis Mammography of Prosper, LLC** - 2,010 Sq. Ft. Medical Office  
1000 North Preston Road, Suite 30
- 7

**Apple Counseling and Consulting** - 2,440 Sq. Ft. Medical Office  
161 West Third Street, Suite 100
- 8\*

**Cockrell Elementary** - Two (2) 1,560 Sq. Ft. Temporary Buildings  
1075 Escalante Trail

## August 2016 Certificates of Occupancy Issued



9

**Folsom Elementary** - 1,536 Sq. Ft. Temporary Building  
800 Sommerville Drive

10\*

**Reynolds Middle School** - Two (2) 1,560 Sq. Ft. Temporary Buildings  
700 North Coleman Street

11

**Prosper Self Storage** - 30,810 Sq. Ft. Mini Warehouse/Public Storage  
5903 North Custer Road

12

**Parks at Legacy Amenities Center**  
1,009 Sq. Ft. Amenity Center  
2890 Cannon Drive

\*Markers 8 and 10 consist of two (2) Certificates of Occupancy each

## August & YTD Certificates of Occupancy Issued

	August 2015	August 2016	YTD 2015	YTD 2016
<b>Certificate of Occupancy</b>	8	14	50	48

# BUILDING INSPECTIONS – SUMMARY

	August 2015	August 2016	YTD 2015	YTD 2016
Number of Working Days	21	23	172	169
Rollovers (Month)	0	0	1,838	0
Average Daily Inspections	106	105*	184	111*

## Residential Building Permits Issued and Inspections

	Aug. 2015	Aug. 2016	YTD 2015	YTD 2016
Single Family Detached Permits	64	44	461 <sup>†</sup>	444 <sup>†</sup>
Single Family Attached Permits	0	0	0	3
Single Family Inspections	2,097	2,303*	31,228	17,661*

\*Residential inspection types consolidated as of Summer 2015

<sup>†</sup>Updated to reflect building permit withdrawals from Tanner's Mill subdivision

## Multifamily Under Construction



300 Multifamily Units  
Under Construction at  
Adara Windsong Ranch

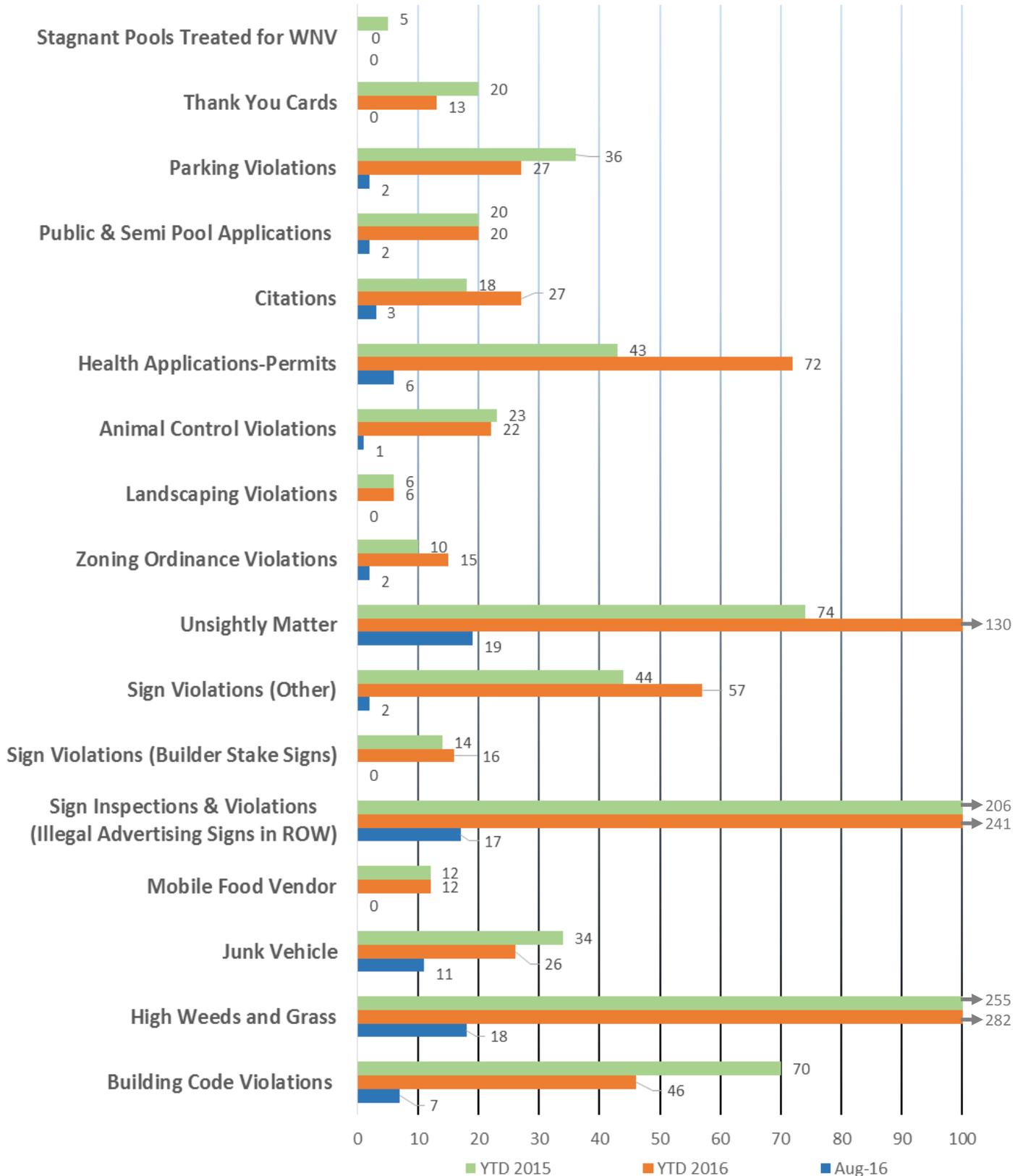


## Non - Residential Building Permits Issued and Inspections

	August 2015	August 2016	YTD 2015	YTD 2016
Commercial Building	0	3	14	33
Commercial Shell Building	0	0	2	9
Commercial Finish Out	1	3	20	13
Commercial Inspections	123	113	505	1,049

# CODE COMPLIANCE

## Monthly and YTD Inspections Performed



## Current Cases



### **1900 Block of FM 1385**

*Failure to demolish dilapidated structure*

### **1900 Block of FM 1385**

*Failure to remove large pile of debris*



## Mosquito Control Program

<i>Location</i>	<i>August 10</i>	<i>August 17</i>	<i>August 24</i>	<i>August 31</i>
<b>Windsong Ranch</b>	Positive	Negative	Negative	Negative
<b>Downtown</b>	Negative	Negative	Positive	Negative
<b>Whitley Place</b>	Negative	Negative	Negative	Negative

## August 2016 Health Inspections

<b>Business Name</b>	<b>Business Type</b>	<b>Address</b>	<b>Score</b>	<b>Pass/Fail</b>
Ernesto's	Restaurant Complaint	120 North Preston Road	N/A	Passed
Parks at Legacy	Pool	2890 Cannon Drive	N/A	Passed
Whitley Place #2	Pool	521 Gentry Drive	N/A	Passed
La Cima #2	Pool	620 Falcon Drive	N/A	Passed
CVS	Pharmacy	201 South Preston Road	0	Passed
Donut Man	Restaurant	861 North Coleman Road	7	Passed
Donut Plus	Restaurant	1049 North Preston Road	7	Passed
Fresh Healthy Café	Restaurant	111 South Preston Road	9	Passed
Gentle Creek Country Club	Restaurant	3131 East Prosper Trail	19	Passed
Hokulia	Snow Cone Stand	640 North Preston Road	3	Passed
Rice Pot	Restaurant	1049 North Preston Road	11	Passed
Sonic	Restaurant	150 North Preston Road	17	Passed
Subway	Restaurant	1099 North Preston Road	7	Passed
Tiger Mart	Convenience Store	1099 North Preston Road	13	Passed
Texaco	Convenience Store	640 North Preston Road	18	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.*