Development Services Monthly Report

April 2016

Development at a Glance

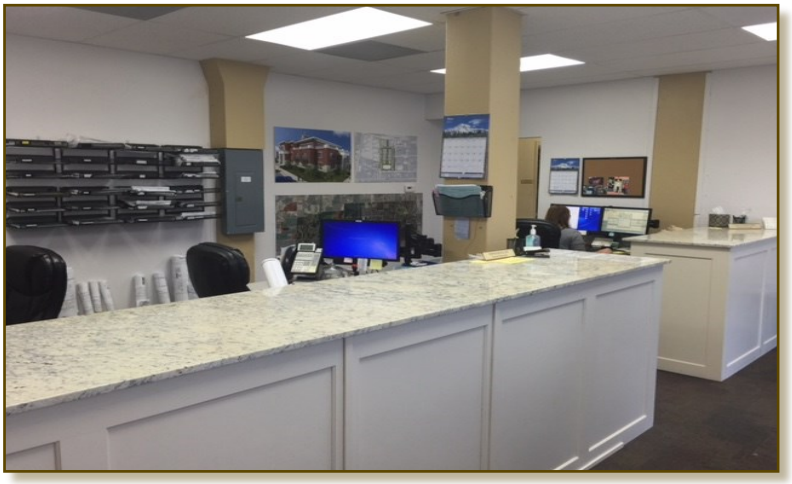
Single Family Permits Issued – 72

Certificates of Occupancy Issued – 7

Zoning/Development Applications Submitted – 16

Detailed permit information contained within the report

Development Services Remodel



Building Inspections staff worked diligently over the past month to remodel the Development Services front customer service area. The new layout provides staff greater space to interact with customers and provides a more professional environment. Beyond the front office, Building Inspections staff has put in many extra hours and a lot of hard work to make updates throughout the remainder of the Development Services building to improve its appearance and make the most out of the limited space.

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

Physical Address:
409 East First Street
Prosper, Texas 75078

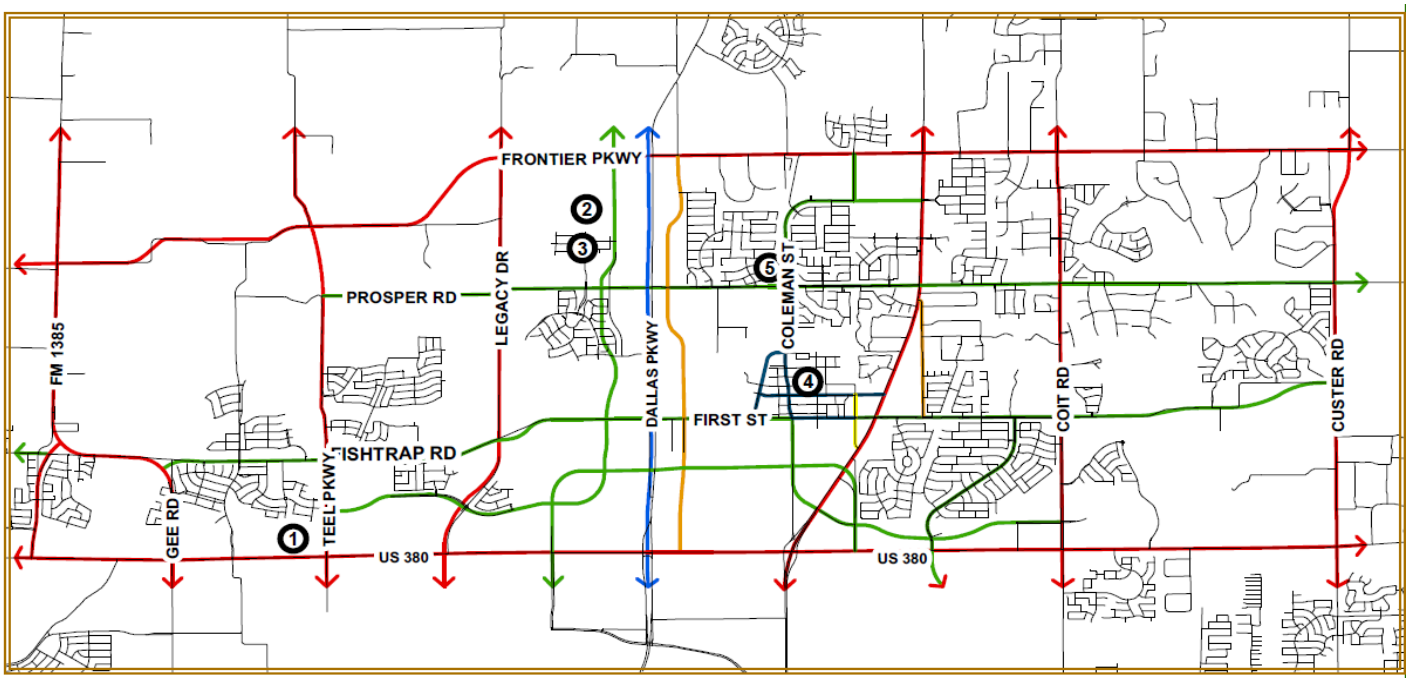
Mailing Address:
P.O. Box 307
Prosper, Texas 75078

Phone: 972.346.3502

www.prospertx.gov

PLANNING

April 2016 Zoning and Development Submittals



1 **St. Martin de Porres Catholic Church and School** (D16-0036)
Conveyance Plat for St. Martin de Porres, Block A, Lots 1 & 3 and a Final Plat for St. Martin de Porres, Block A, Lots 2 & 4, on 52.0± acres

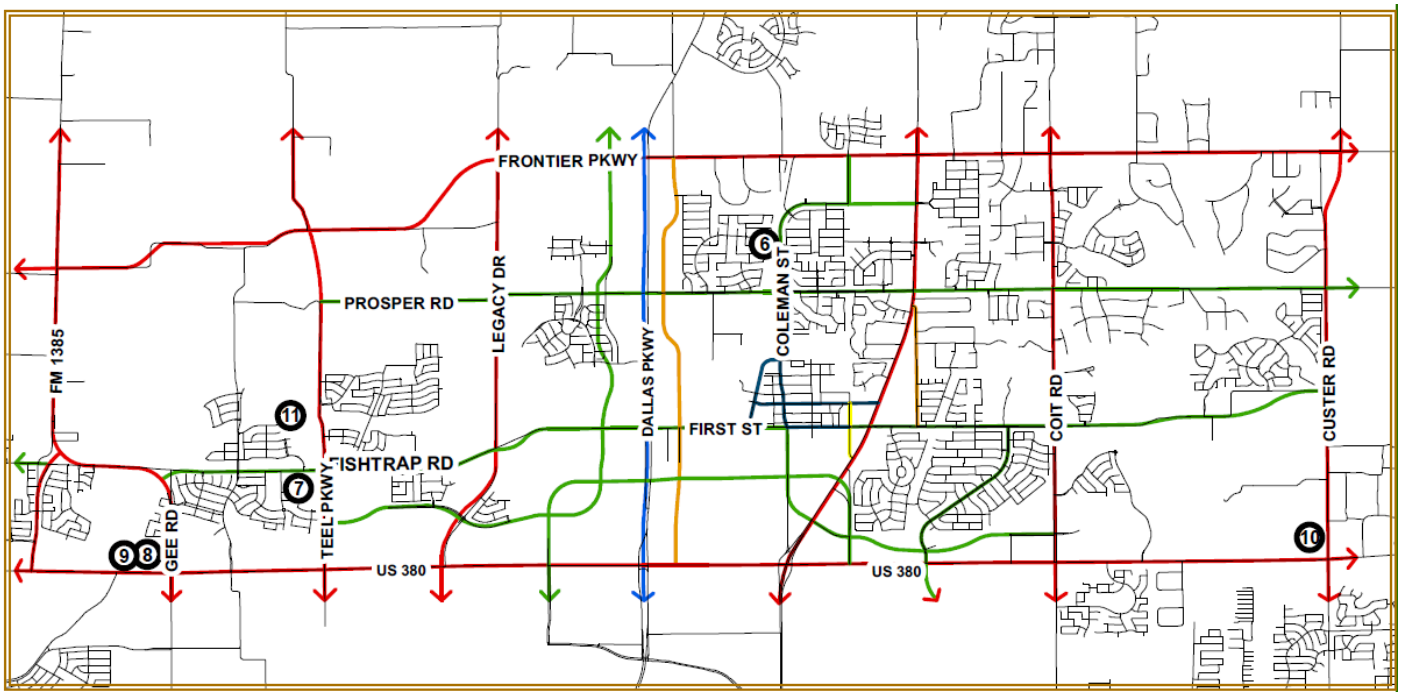
2 **Prosper Trail Estates** (D16-0037)
Preliminary Plat for Prosper Trail Estates, for 495 single family residential lots and 16 HOA/open space lots, on 212.0± acres

3 **Prosper Trail Estates, Phase 1** (D16-0038)
Final Plat for Prosper Trail Estates, Phase 1, for 118 single family residential lots and 6 HOA/open space lots, on 53.9±acres

4 **Bryant's 1st Addition** (D16-0039)
Amending Plat for Bryant's 1st Addition, Block 12, Lot 6R, on 0.2± acres

5 **Prosper Dog Resort** (D16-0040)
Site Plan for a 5,673 Sq. Ft. indoor kennel facility, on 1.0± acre

April 2016 Zoning and Development Submittals Continued



6 **Prosper Dog Resort** (D16-0041)
Final Plat for Prosper Dog Resort, Block A, Lot 1, on 1.0± acre

7 **Windsong Ranch, Phase 2D-2** (D16-0042)
Final Plat for Windsong Ranch, Phase 2D-2, for 72 single family residential lots and 8 HOA/open space lots, on 21.6± acres

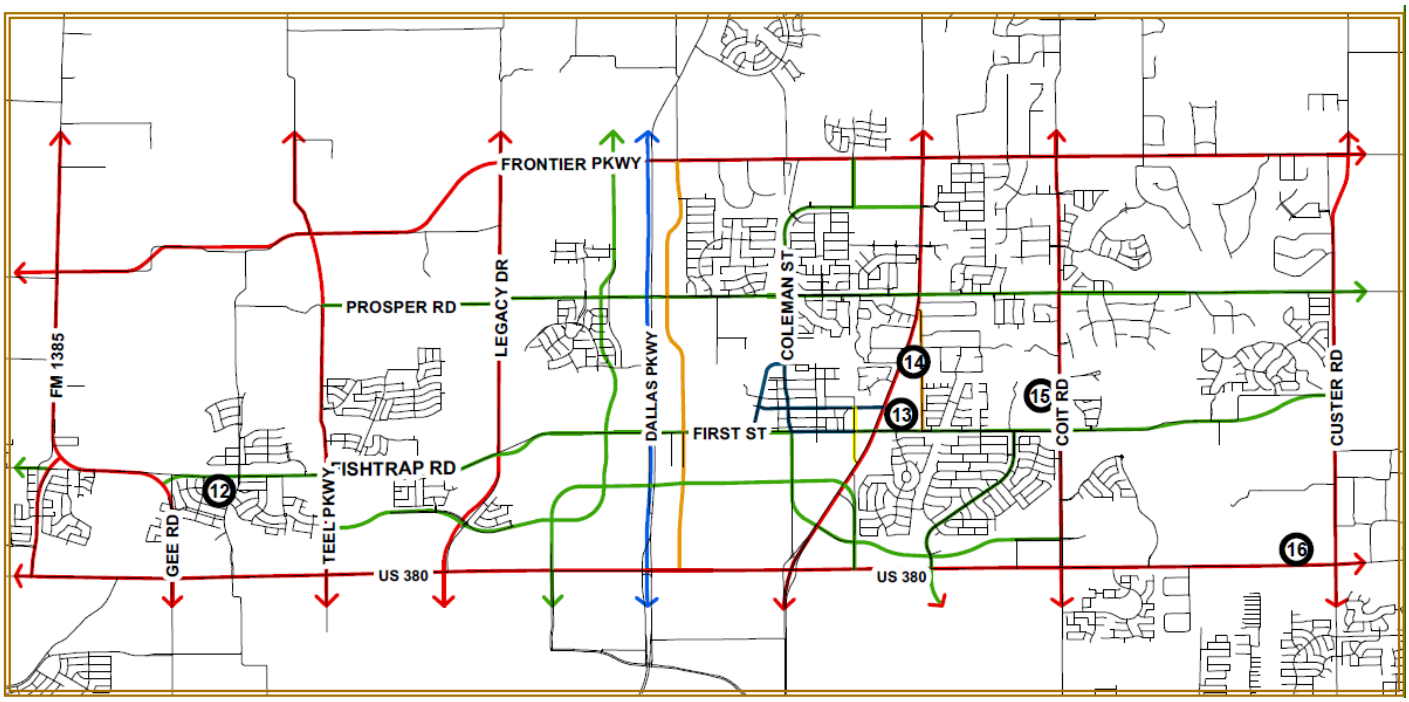
8 **Westfork Crossing** (D16-0043)
Conveyance Plat for Westfork Crossing Addition, Block A, Lots 2 -8, on 98.6± acres

9 **Westfork Crossing** (D16-0044)
Preliminary Site Plan for 6 restaurants and 7 retail buildings totaling 205,213 Sq. Ft., on 98.6± acres

10 **Prosper Plaza, Block A, Lot 6R** (D16-0045)
Site Plan for a 8,500 Sq. Ft. retail building, on 1.3± acres

11 **Windsong Ranch, Phase 4A Amenity Center** (D16-0046)
Site Plan for a 3,395 Sq. Ft. amenity center, on 16.9± acres

April 2016 Zoning and Development Submittals Continued



12 **Windsong Ranch, Phase 1C** (D16-0047)
Amending Plat for Windsong Ranch, Phase 1C, for 47 single family residential lots and 2 HOA/open space lots, on 18.7± acres

13 **Prosper Town Center** (Z16-0008)
Request to amend a portion of PD-7, on 27.6± acres

14 **North Preston Village of Prosper, Phase 2** (Z16-0009)
Request to rezone 2.6± acres from Single Family-15 (SF-15) to Retail (R)

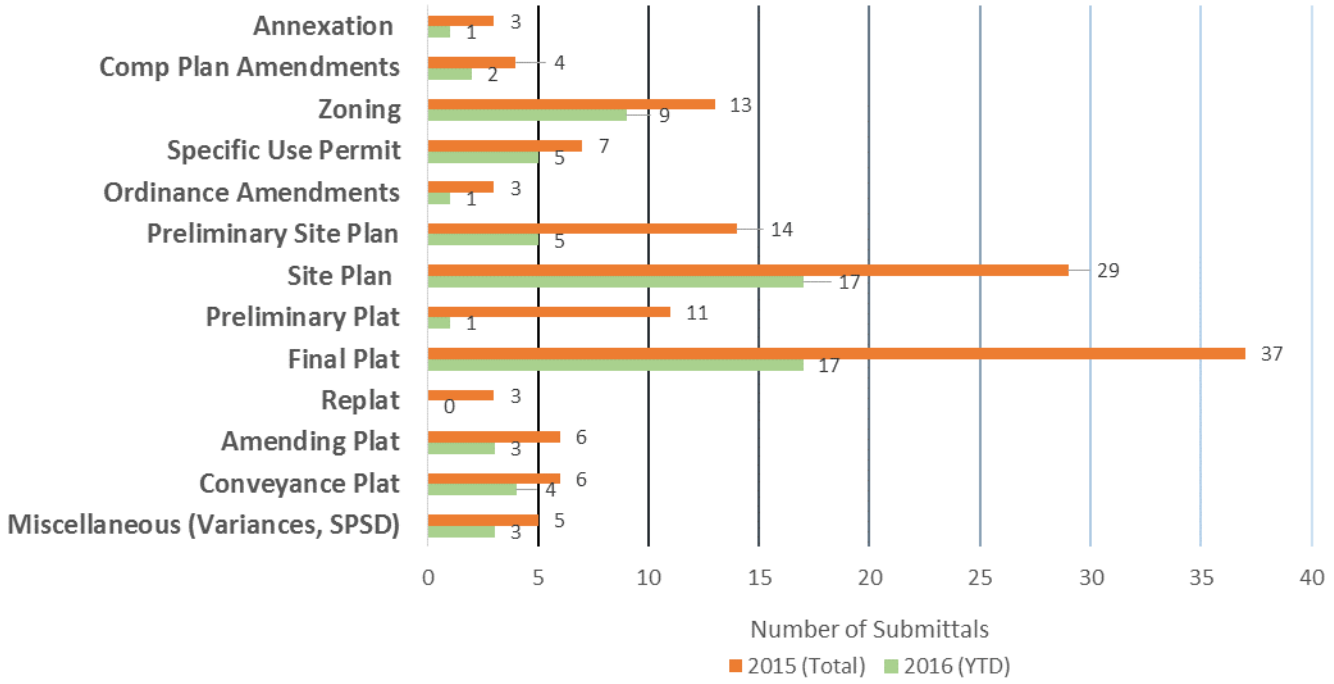
15 **Stuber** (Z16-0010) - WITHDRAWN
Request to zone 52.2± acres (currently unincorporated) to Planned Development-Single Family-15 (PD-SF-15)

16 **Prosper Plaza** (MD16-0003)
Request to amend SPSD-1 and SPSD-3, on 35.7± acres

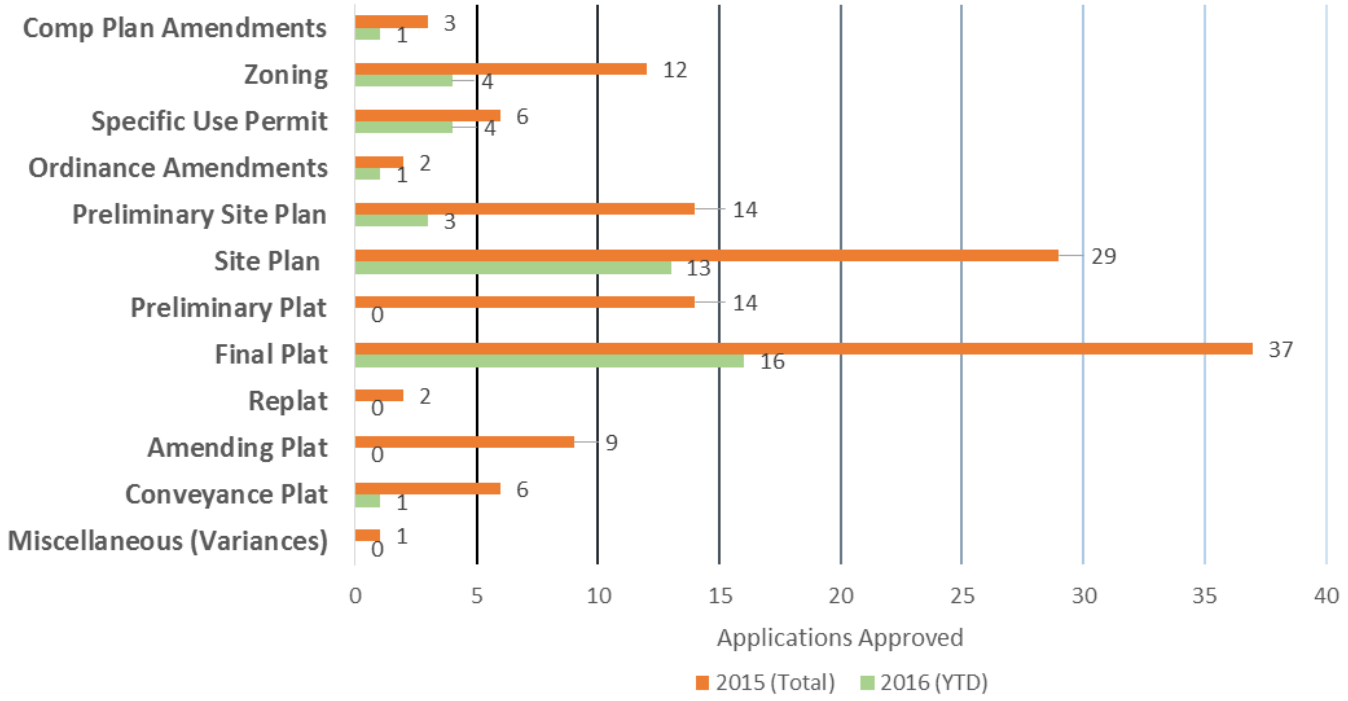
April & YTD Zoning and Development Submittals

	April 2015	April 2016	YTD 2015	YTD 2016
Submittals	11	16	48	68

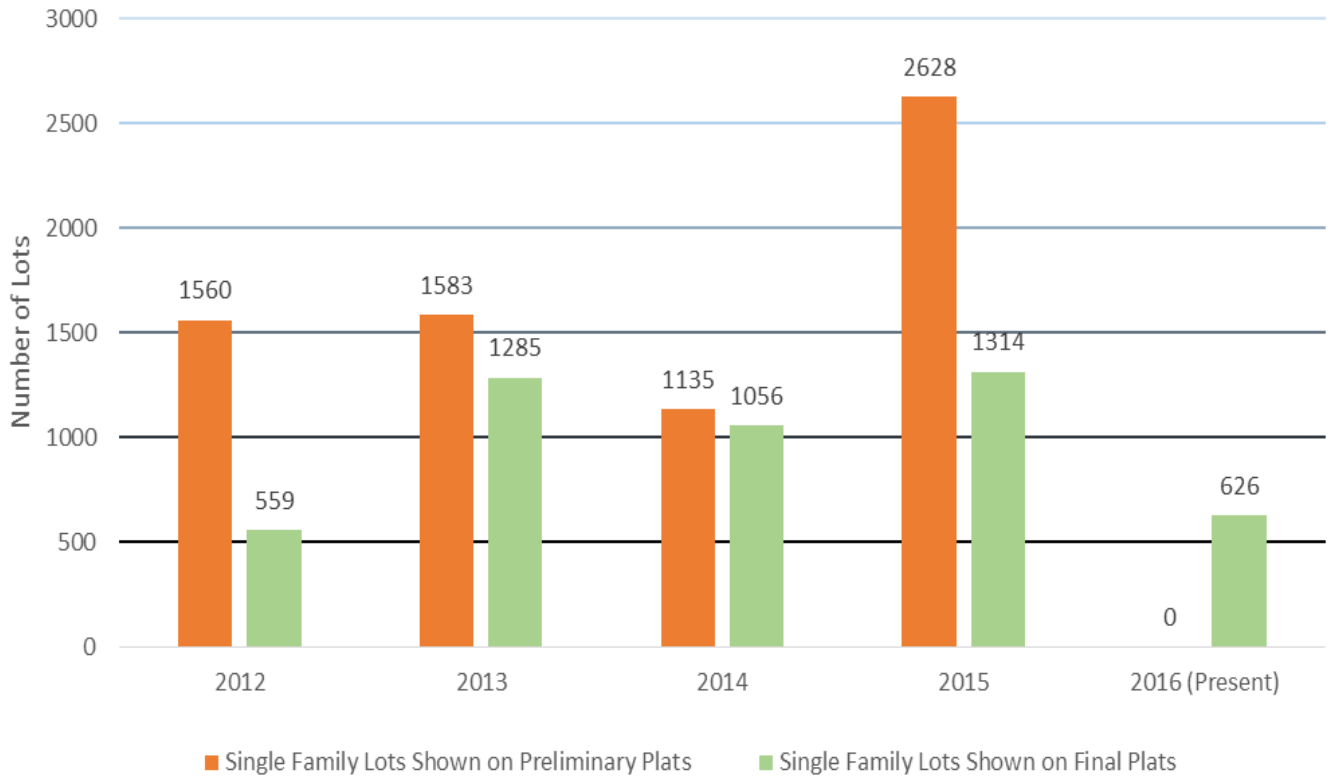
2015 (Total) and 2016 (YTD) Submittals by Type



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 seventeen (17) Development applications in April 2016.

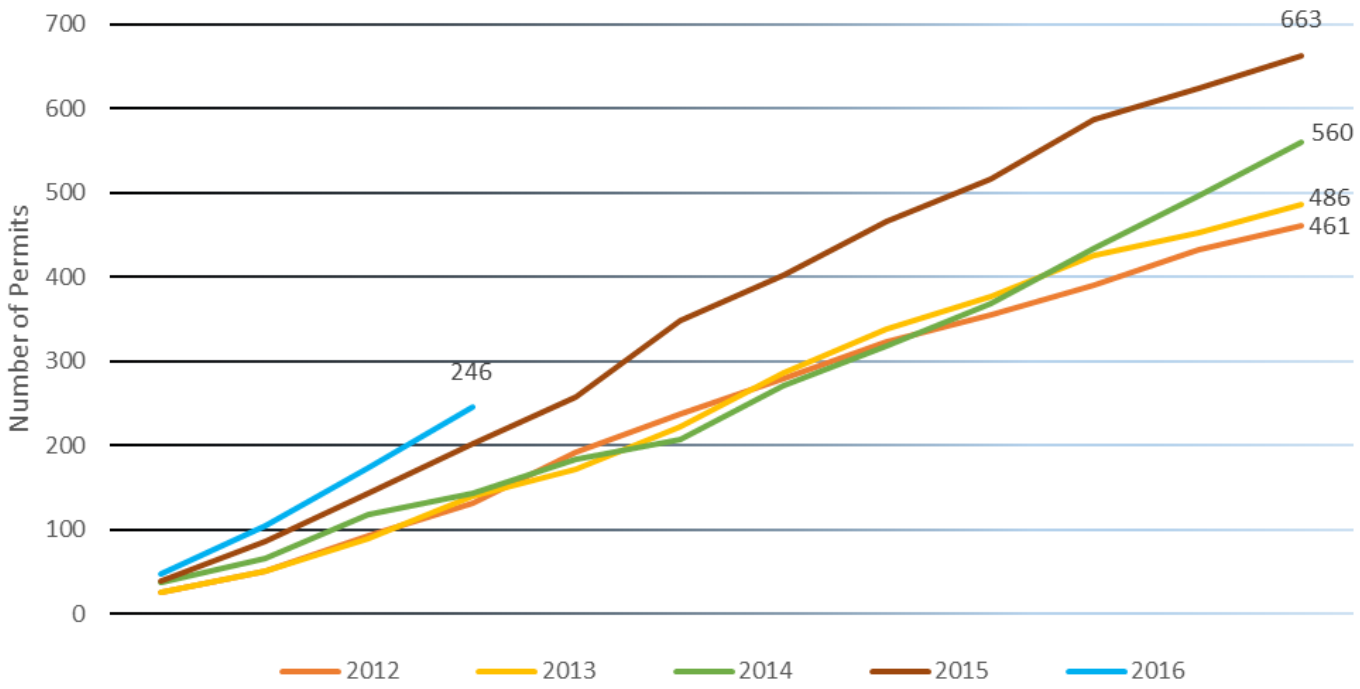
Ongoing Planning Projects

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	April	2nd Quarter	3rd Quarter	4th Quarter	Total
SF Res. Permits 2016	174	72				246
SF Res. Permits 2015	143	61	205	170	145	663
SF Res. Permits 2014	119	24	88	161	192	560
SF Res. Permits 2013	89	52	134	155	108	486
SF Res. Permits 2012	93	38	145	118	105	461

72 Single Family Building Permits Issued in the Month of April

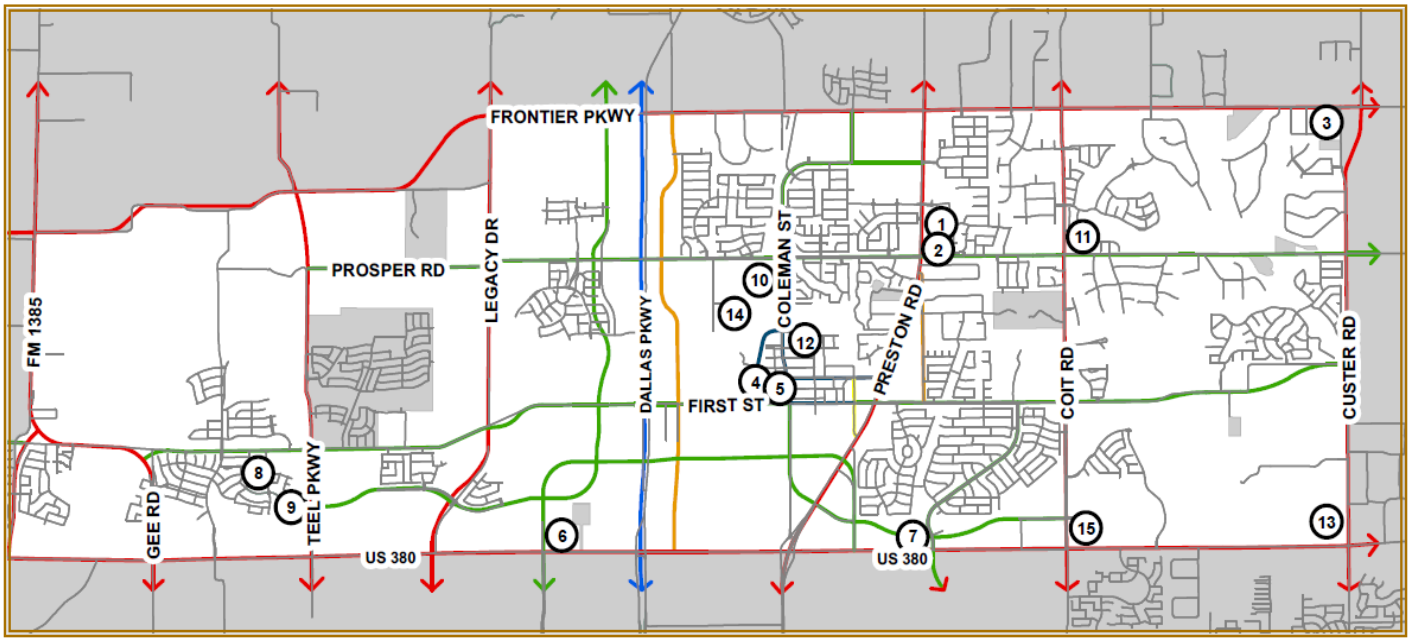
Single Family Permits YTD by Subdivision

	Builders	Avg. Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued YTD	Permits Issued April 2016
Christie Farms	Dave R. Williams Homes Cleve Adamson Custom Homes	$727,733	4,935	7,434	3	0
Estates at Greenspoint	Hari Kiran Madugula Reig Inc. Melton Custom Homes Joseph Paul Homes	$713,402	4,914	6,322	4	1
Frontier Estates	Meritage Homes	$438,103	4,295	5,154	13	4
Gentle Creek Estates	Huntington Homes Darling Homes	$567,657	4,175	5,246	19	4
Glenbrooke Estates	DR Horton	$228,225	1,888	2,685	1	0
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.	$463,832	4,247	5,388	42	13
Lakes of Prosper	Highland Homes American Legend Homes	$428,663	3,659	4,601	19	8
Lakes of Prosper North	Megatel Homes	$400,412	3,921	4,711	11	0
Parks at Legacy	Ashton Woods Homes MHI—Plantation & Coventry	$361,133	3,445	4,249	8	6
Saddle Creek	JPA Development M. Christopher Homes	$497,641	4,592	5,855	5	3
Steeplechase Lake of Prosper	Sumeer Homes, Inc.	$491,470	4,893	5,782	1	1
Tanner's Mill	Emerald Homes Our Country Homes	$405,922	3,585	4,730	18	2
Village at Prosper Trail	Lions Gate Homes Megatel Homes Salient Homes	$365,283	3,487	4,165	7	1
Whispering Farms	Dave R. Williams Homes	$975,900	6,511	9,759	1	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	$618,903	4,553	5,454	19	6
Wildwood Estates	Beazer Homes	$404,543	3,118	3,978	12	4
Windsong Ranch	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes	$508,728	3,750	4,680	54	19
Totals		$485,887	3,964	5,004	246	72

Click Here to View Individual Single Family Permit Data

BUILDING INSPECTIONS – NON-RESIDENTIAL

Current Construction Activity



1. **Shops at Prosper Trail (Kroger)**
   1250 North Preston Road
2. **Shops at Prosper Trail (Retail/Office)**
   1170 North Preston Road
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. **Texas Health Resources**
   1970 West University Drive
7. **La Cima Crossing (Shell Building)**
   1361 East University Drive
8. **Windsong Ranch Elementary**
   800 Copper Canyon Drive
9. **Prosper Fire Station #2 - Windsong**
   1361 East University Drive
10. **Tuscan Town Square (Retail/Office)**
    800 Copper Canyon Drive
11. **East Prosper Village (Retail)**
    1180 North Coit Road
12. **Prosper Montessori Academy**
    100 Gorgeous Road
13. **Prosper Plaza (Lowe's)**
    4301 East University Drive
14. **Prosper Business Park**
    700 Industry Way / 850 Cook Lane
15. **Prosper Crossing (CVS Pharmacy)**
    4251 East University Drive

1. Shops at Prosper Trail (Kroger)

1250 North Preston Road

Valuation – $14,084,181

Square Footage – 123,135

Permit Issued – June 19, 2015

Operating Under a Temporary CO

2. Shops at Prosper Trail (Retail/Office)

1170 North Preston Road

Valuation – $5,623,056

Square Footage – 45,000

Permit Issued – February 9, 2016

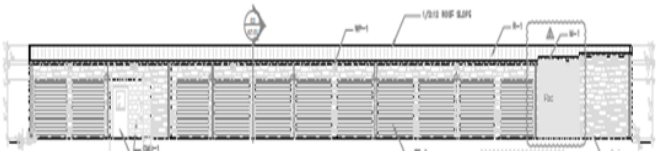
3. Custer Self Storage, Phase 2

5903 North Custer Road

Valuation – $2,654,960

Square Footage – 30,809

Permit Issued – June 1, 2015



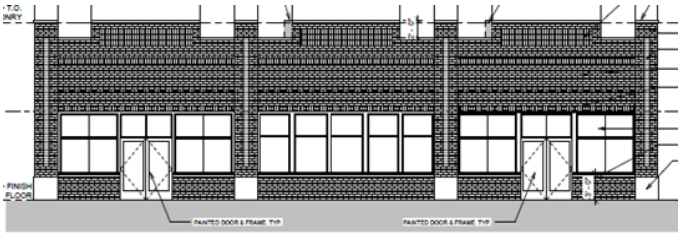
4. SJT Addition (Office)

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. Texas Health Resources

1970 West University Drive

Valuation – $14,186,560

Square Footage – 65,000

Permit Issued – December 10, 2015

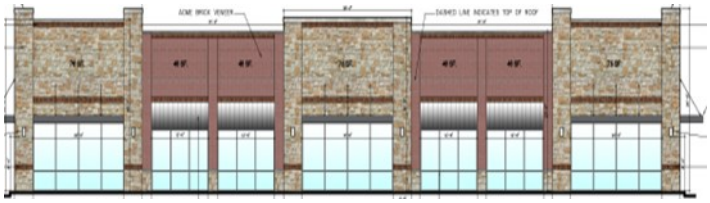
7. La Cima Crossing (Retail)

1361 East University Drive

Valuation – $1,078,622

Square Footage – 10,215

Permit Issued – September 29, 2015



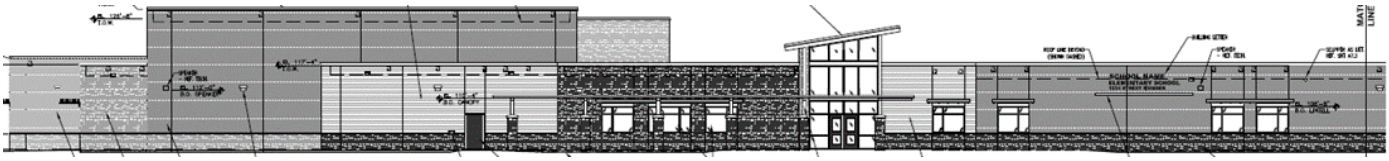
8. Windsong Ranch Elementary School

800 Copper Canyon Drive

Valuation – $18,500,000

Square Footage – 94,056

Permit Issued – June 29, 2015



9. Prosper Fire Station #2 – Windsong

1140 South Teel Parkway

Valuation – $6,500,000

Square Footage – 14,960

Permit Issued – September 16, 2015

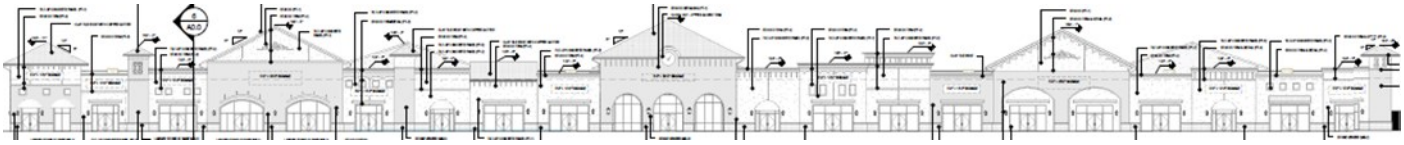
10. Tuscan Town Square (Retail/Office)

1601 North Coleman Street

Valuation – $4,000,000

Square Footage – 36,575

Permit Issued – March 20, 2015



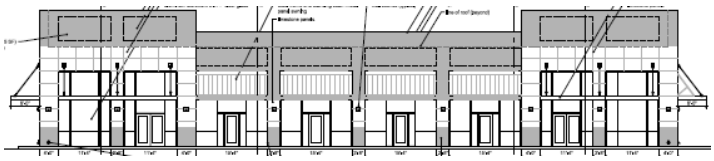
11. East Prosper Village (Retail)

1180 North Coit Road

Valuation – $2,000,000

Square Footage – 12,670

Permit Issued – April 20, 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. 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

15. Prosper Crossing (CVS Pharmacy)

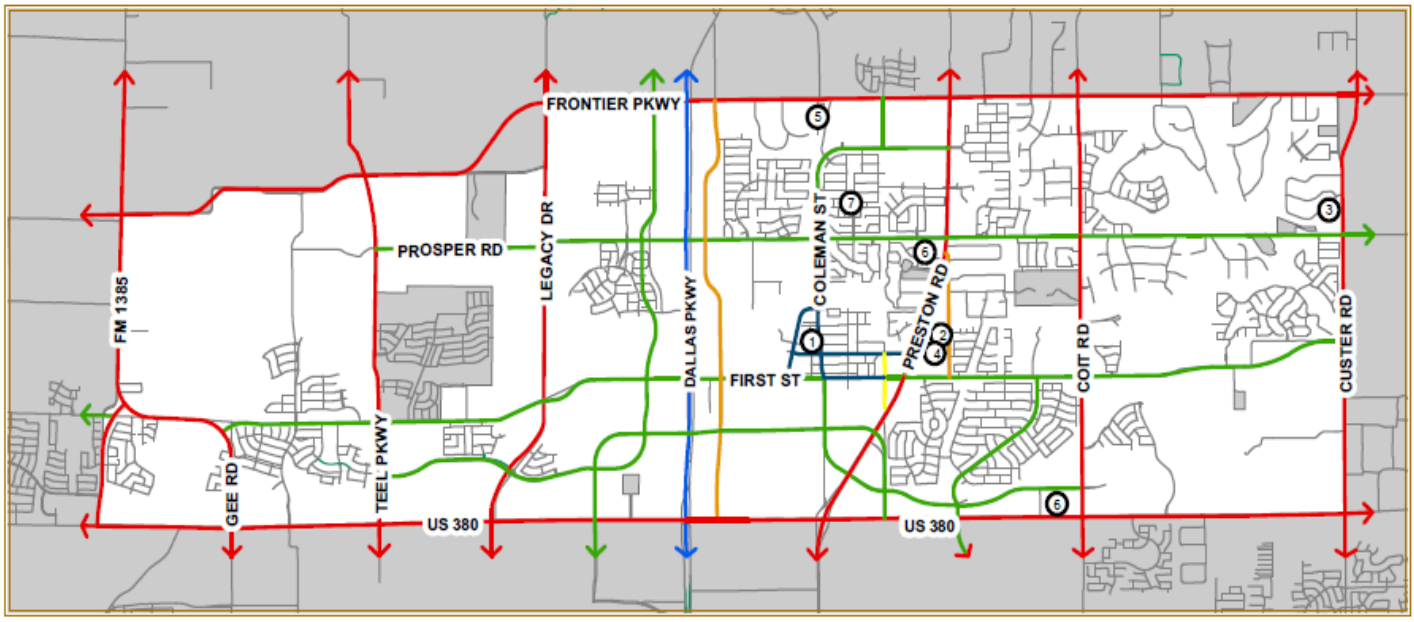
4251 East University Drive

Valuation – $1,400,00

Square Footage – 14,600

Permit Issued – April 21, 2016

April 2016 Certificates of Occupancy Issued



1 **C & A Flooring -** 240 Sq. Ft. Business Office/Showroom
105 North Coleman Street

2 **Cajun Made Crawfish -** 192 Sq. Ft. Mobile Food Vendor (Temporary CO)
640 North Preston Road

3 **Tanner's Landscape -** 1,600 Sq. Ft. Business Office/Warehouse
4855 North Custer Road

4 **Hokulia Shaved Ice -** 100 Sq. Ft. Mobile Food Vender (Temporary CO)
640 North Preston Road

5 **Excessive Carts -** 3,600 Sq. Ft. Automotive Repair, Minor
133 Dylan Drive, Suite H

6 **Pinnacle Performance -** 2,693 Sq. Ft. Health/Fitness Center
1180 East Prosper Trail, Suite 40

7 **Tanner's Mill Amenity Center -** 650 Sq. Ft. Amenity Center
440 Kingsbury Lane

	April 2015	*April 2016*	*YTD 2015*	*YTD 2016*
Certificate of Occupancy	6	7	23	19

BUILDING INSPECTIONS – SUMMARY

	April 2015	April 2016	YTD 2015	YTD 2016
Number of Working Days	22	21	86	83
Rollovers (Month)	0	0	1,838	0
Average Daily Inspections	191	105*	196	104*

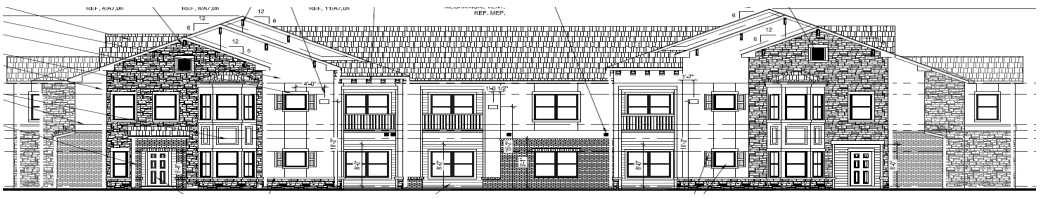
Residential Building Permits Issued and Inspections

	April 2015	April 2016	YTD 2015	YTD 2016
Residential House Permits	61	72	204	246
Residential Inspections	4,129	2,092*	16,623	8,096*

**Residential inspection types consolidated as of Summer 2015*

Multifamily Under Construction

300 Multifamily Units Under Construction at Adara Windsong Ranch

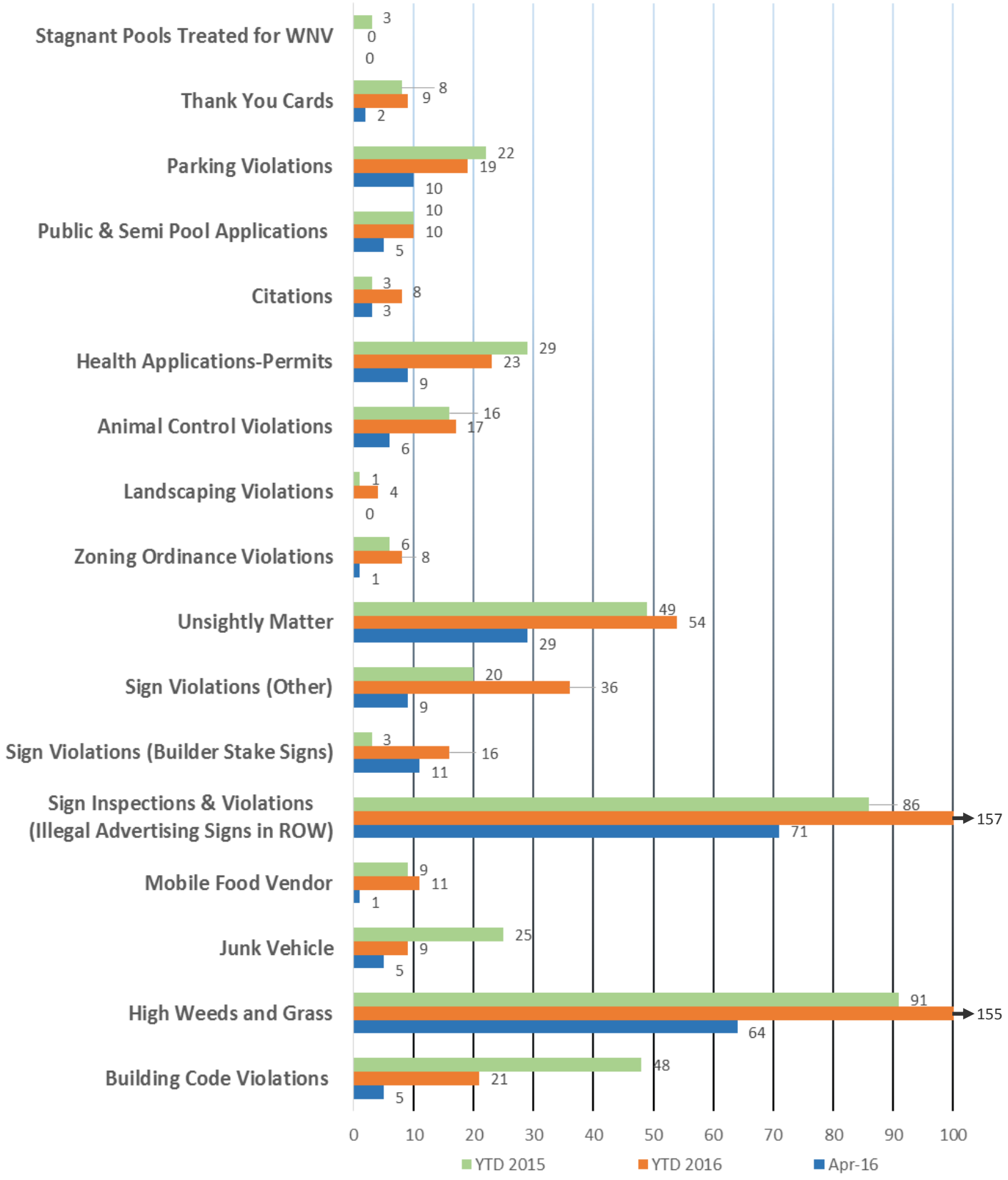


Non - Residential Building Permits Issued and Inspections

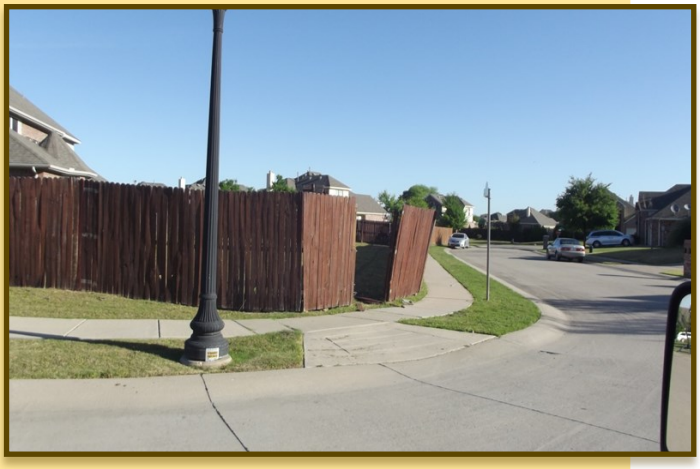
	April 2015	April 2016	YTD 2015	YTD 2016
Commercial Building	1	5	2	17
Commercial Shell Building	1	3	2	4
Commercial Finish Out	1	2	12	4
Commercial Inspections	80	119	212	544

CODE COMPLIANCE

Monthly and YTD Inspections Performed



Current Cases



291 Wilson Drive

Failure to maintain fence

210 West Sixth Street

Failure to maintain high weeds below twelve (12) inches

April 2016 Health Inspections

Business Name	***Business Type***	***Address***	***Score***	***Pass/Fail***
Whitley Place HOA	Pool Inspection	4181 Wilson Creek Trail	N/A	Failed "Subsequently Passed"
Gentle Creek HOA	Pool Inspection	2731 Gentle Creek	N/A	Passed
Lakes of Prosper HOA	Pool Inspection	1200 Lake Trail Lane	N/A	Passed
Windsong Ranch HOA	Pool Inspection	1001 Windsong Ranch	N/A	Failed "Re-Inspection Pending"
United Caterers	Mobile Food Unit	825 Magnolia Trail Dallas, TX	N/A	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.