

# Monthly Development Services Report

February 2016

## Development at a Glance

Single Family Permits Issued – 57

Certificates of Occupancy Issued – 6

Zoning/Development Applications Submitted – 16

*Detailed permit information contained within the report*

## Commercial Development

### Continues Growth Trend

Town of Prosper  
Development Services

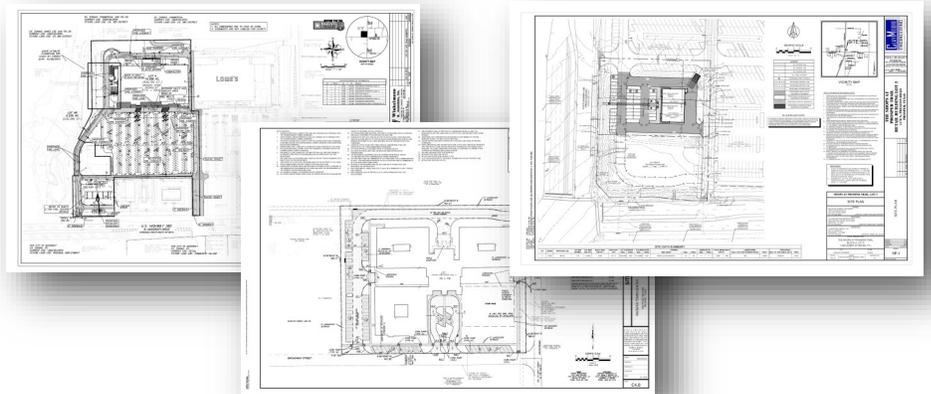
Planning  
Building Inspections  
Code Compliance

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Prosper, Texas 75078

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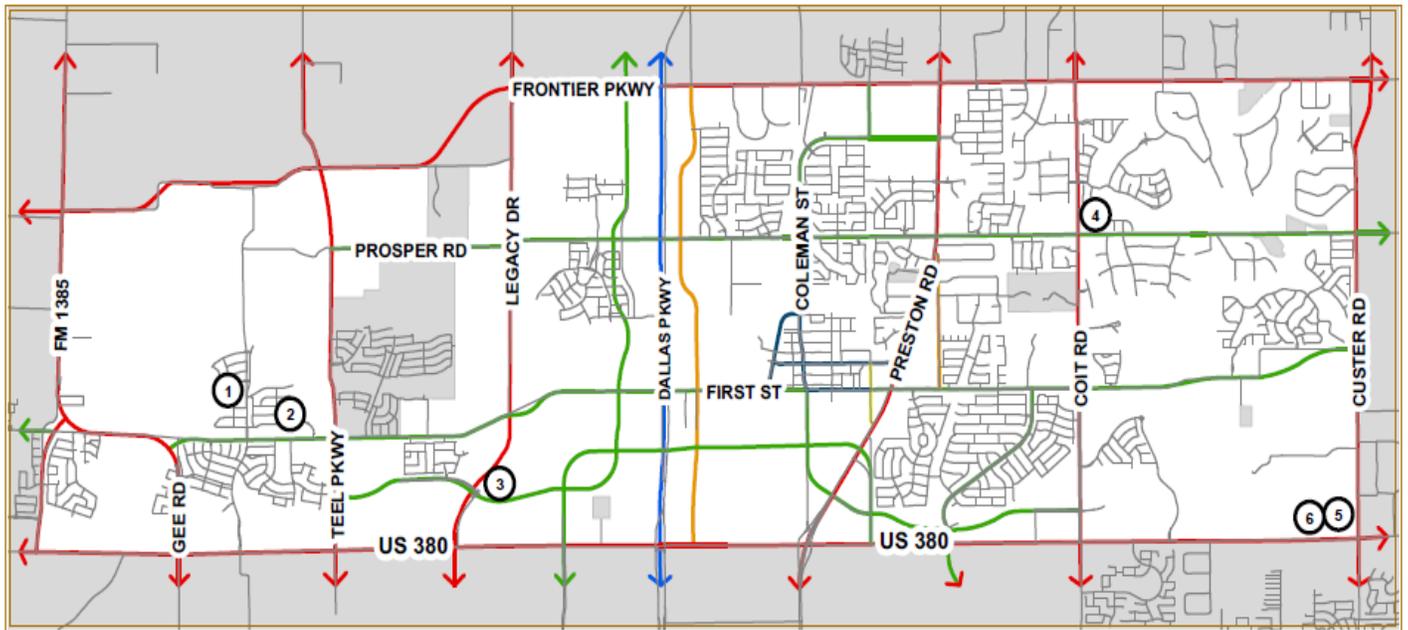
[www.prospertx.gov](http://www.prospertx.gov)



In February, the Town of Prosper received eleven (11) commercial development applications comprising over 643,000 square feet of building area and 90 acres. The developments include downtown office, neighborhood retail, big box retail, regional retail, and will be located throughout the Town. The 105 single family permits issued year-to-date, represent a 21% increase for the same period in 2015.

# PLANNING

## February 2016 Zoning and Development Submittals



1

### **Windsong Ranch, Phase 3C (D16-0009)**

Final Plat for Windsong Ranch, Phase 3C, for 88 single family residential lots, and 3 HOA lots, on 50.0± acres

2

### **Windsong Ranch, Phase 4B (D16-0010)**

Final Plat for Windsong Ranch, Phase 4B, for 63 single family residential lots, and 3 HOA lots, on 43.9± acres

3

### **Prosper Center (D16-0011)**

Conveyance Plat for Prosper Center, Block B, Lots 1 & 2, on 68.3± acres

4

### **East Prosper Village (D16-0012)**

Site Plan for a 12,670 Sq. Ft. retail building, on 2.0± acres

5

### **Prosper Plaza (D16-0013)**

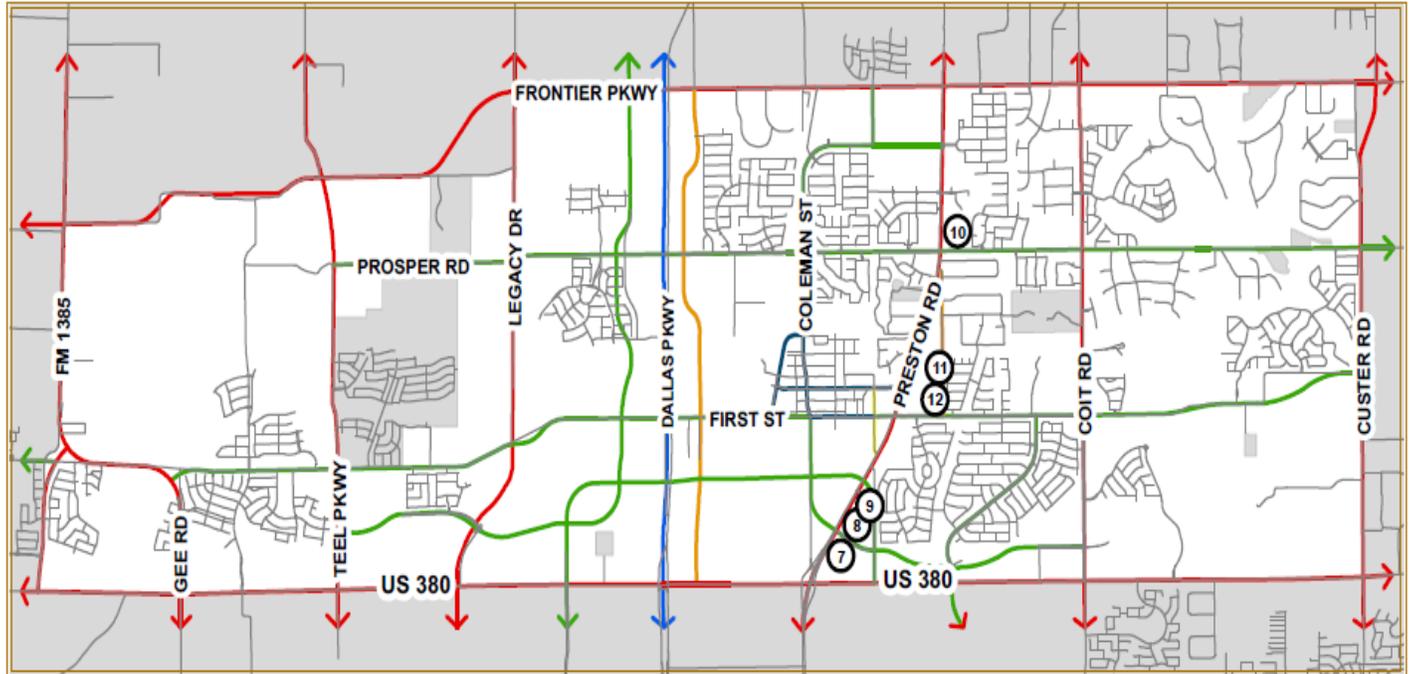
Site Plan for a 123,590 Sq. Ft. big box retail building (Kroger), on 15.7± acres

6

### **Prosper Plaza (D16-0014)**

Replat for Prosper Plaza, Block A, Lots 4R, 11 & 12, on 15.7± acres

## February 2016 Zoning and Development Submittals Continued



7

### **Gates of Prosper (D16-0015)**

Final Plat for Gates of Prosper, Block A, Lot 2, on 12.0± acres

8

### **Gates of Prosper (D16-0016)**

Final Plat for Gates of Prosper, Block B, Lots 1 & 3, on 28.3± acres

9

### **Gates of Prosper (D16-0017)**

Site plan for 22 retail buildings totaling 244,418 Sq. Ft. in Gates of Prosper, on 40.3± acres

10

### **Shops at Prosper Trail (D16-0018)**

Site Plan for a 5,422 Sq. Ft. retail building, on 1.3± acres

11

### **Prosper Town Center (D16-0019)**

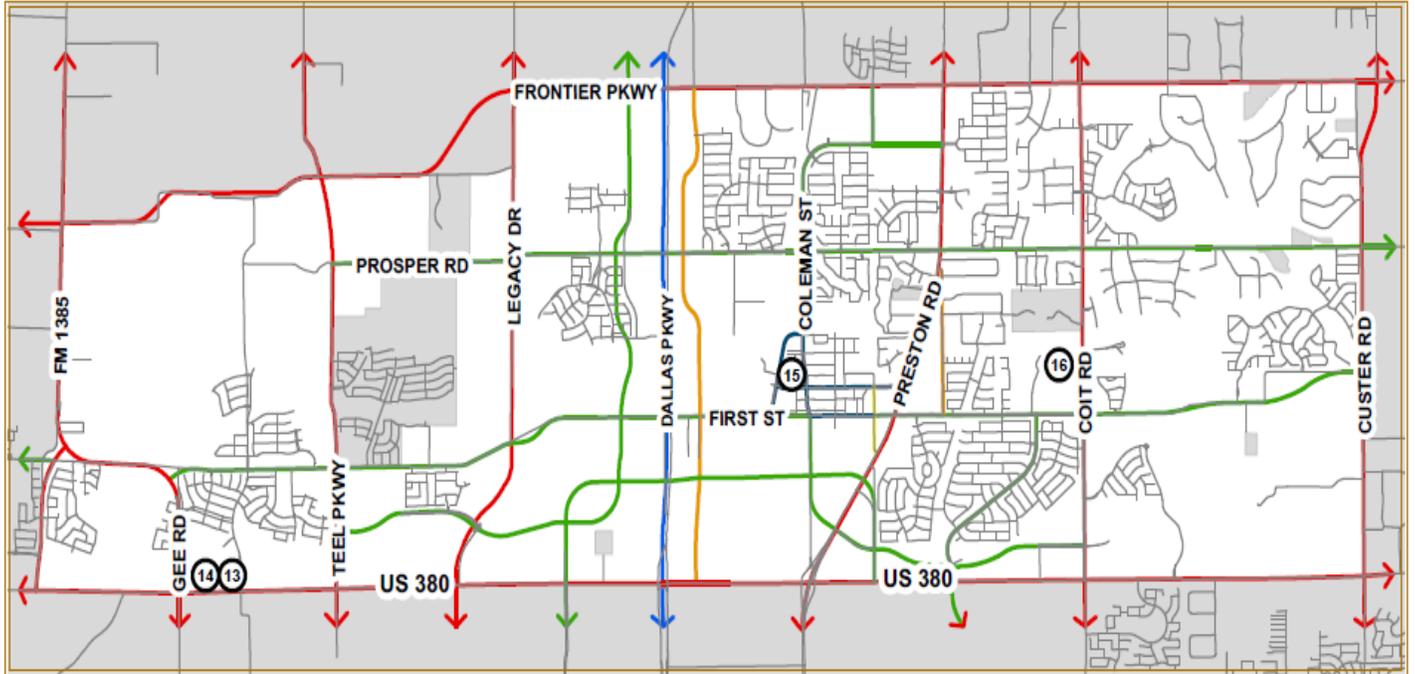
Site Plan for a 55,074 Sq. Ft. memory care facility (Tribute), on 4.3± acres

12

### **Prosper Town Center (D16-0020)**

Final Plat for Prosper Town Center, Phase 5, Block A, Lot 1, on 4.3± acres

## February 2016 Zoning and Development Submittals Continued



13

### **Windsong Ranch Marketplace (D16-0021)**

Revised Preliminary Site Plan for 7 retail buildings and 1 big box retail building totaling 171,284 Sq. Ft., on 20.9± acres

14

### **Windsong Ranch Marketplace (D16-0022)**

Conveyance Plat for Windsong Ranch Marketplace, Block A, Lots 9-15, on 20.9± acres

15

### **Automotive ER (S16-0003) - WITHDRAWN**

Request for a Specific Use Permit for an automobile repair facility, on 0.6± acre

16

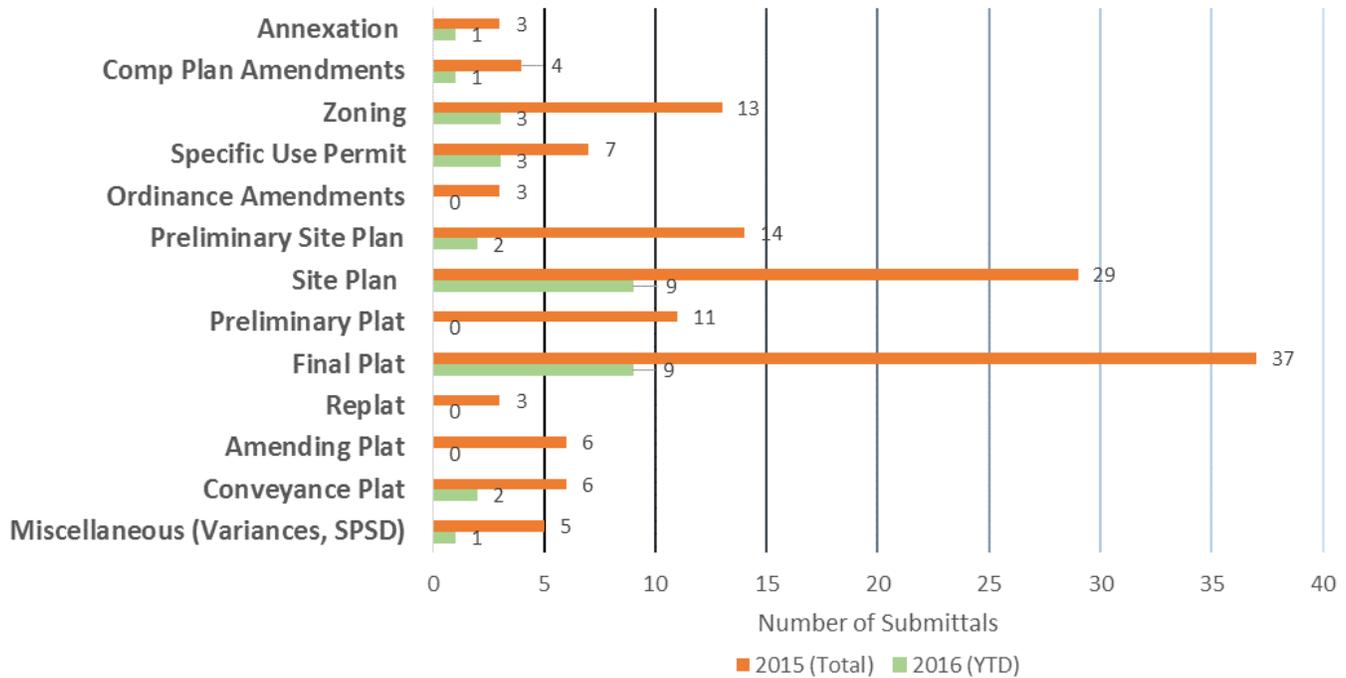
### **Parkside (CA16-0001)**

Request to amend the Future Land Use Plan from Low Density Residential to Medium Density Residential

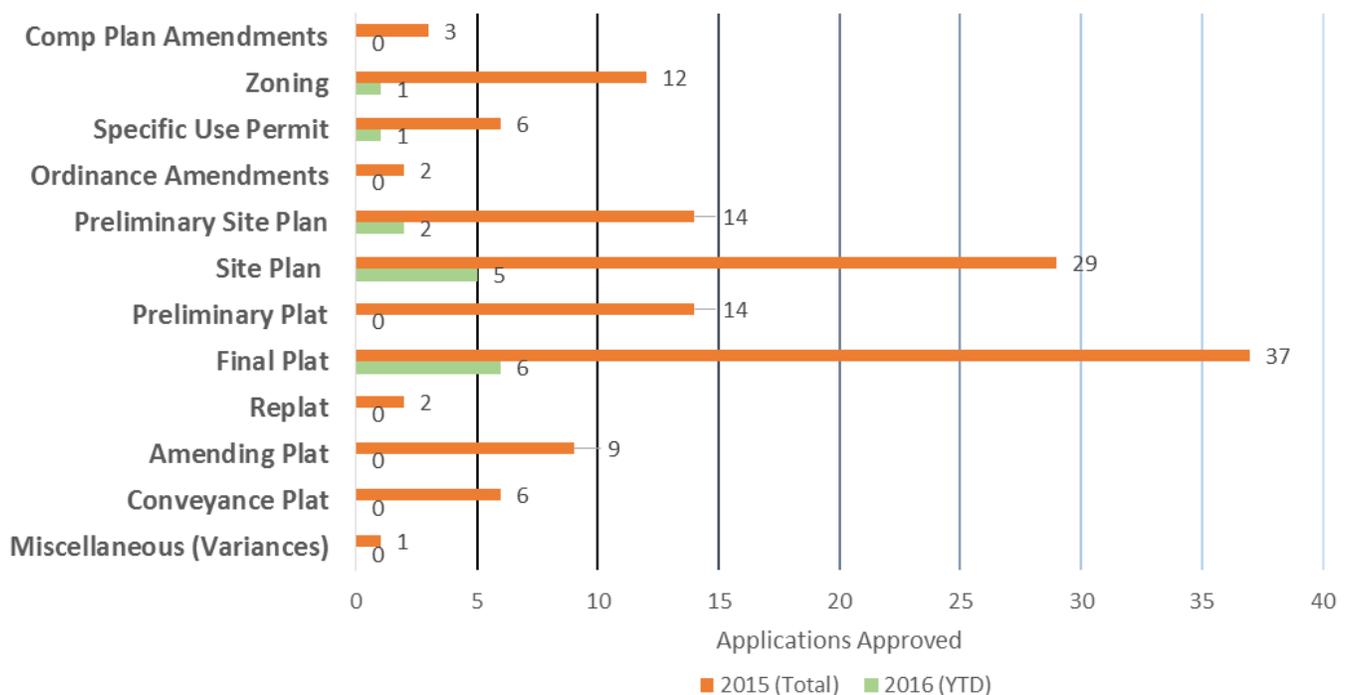
## February & YTD Zoning and Development Submittals

	February 2015	February 2016	YTD 2015	YTD 2016
<b>Submittals</b>	12	16	24	31

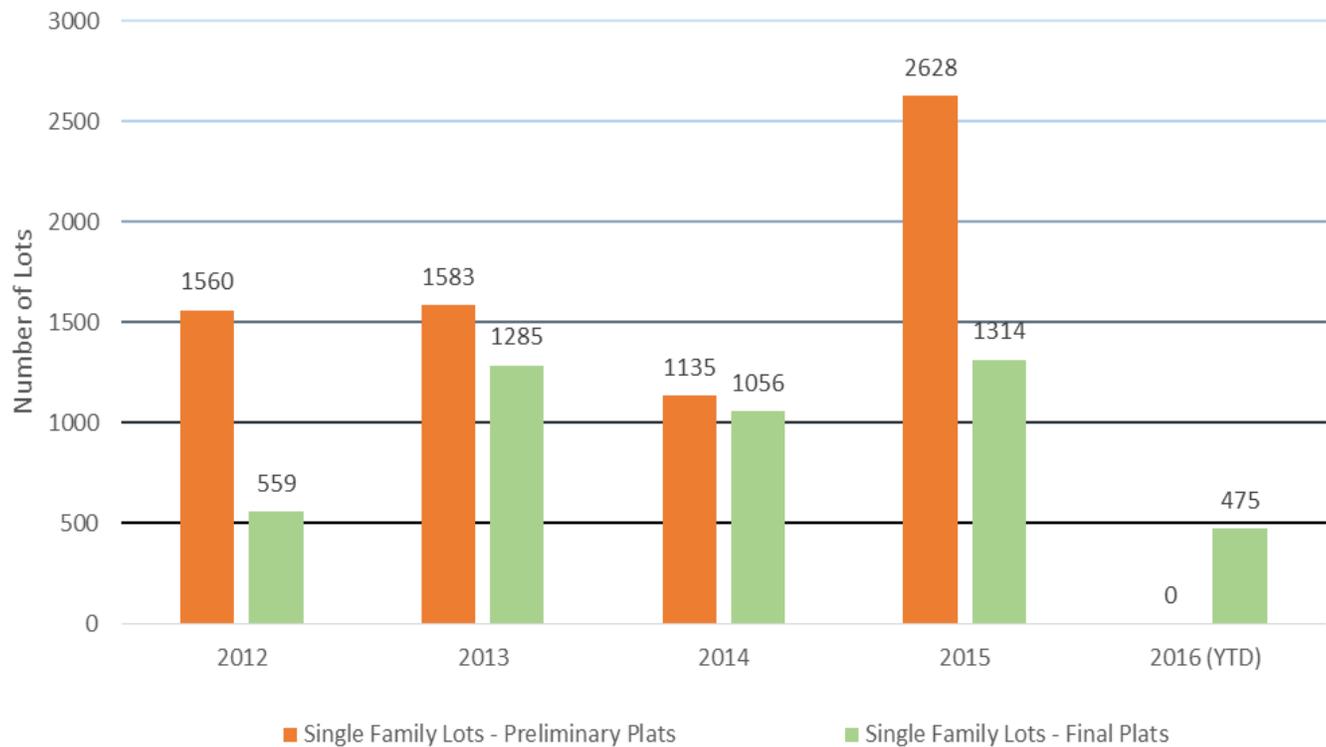
### 2015 (Total) and 2016 (YTD) Submittals by Type



### 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 seven (7) Development applications in February 2016.

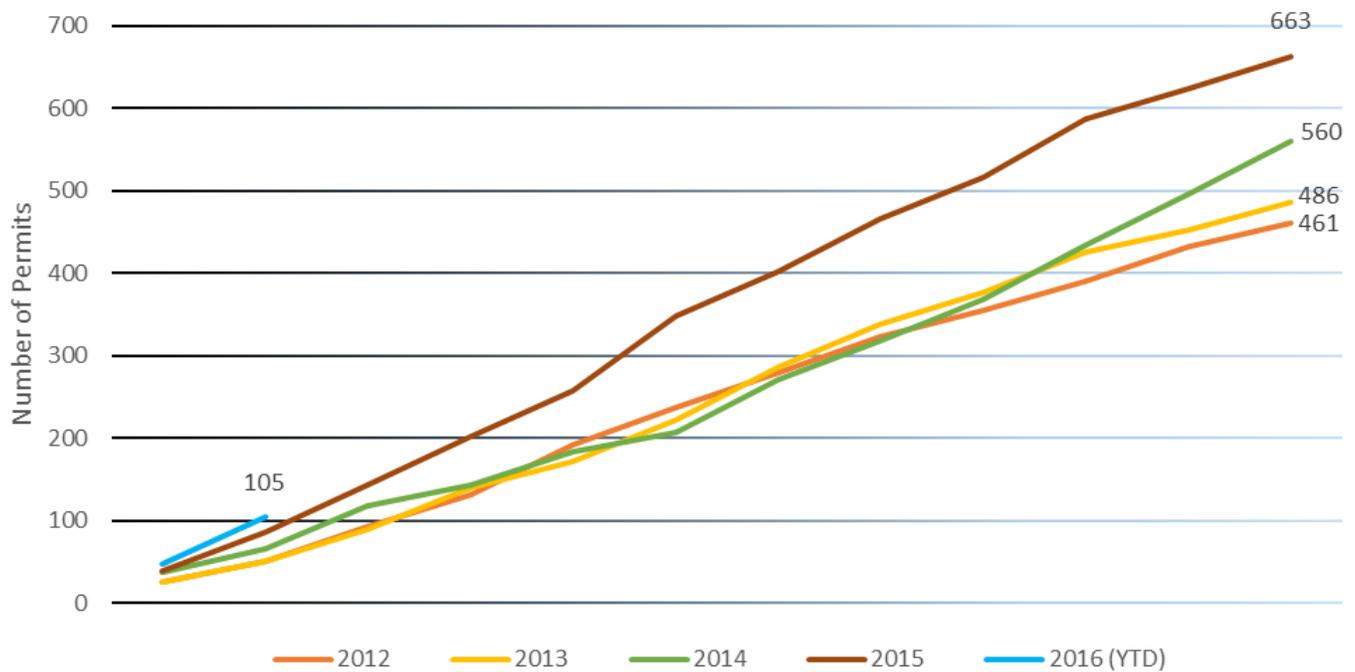
## Ongoing Planning Projects

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

	Jan.	Feb.	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter	Total
<b>SF Res. Permits 2016</b>	48	57				105
<b>SF Res. Permits 2015</b>	40	47	205	170	145	663
<b>SF Res. Permits 2014</b>	37	30	88	161	192	560
<b>SF Res. Permits 2013</b>	26	25	134	155	108	486
<b>SF Res. Permits 2012</b>	26	25	145	118	105	461

57 Single Family Building Permits Issued in the Month of February



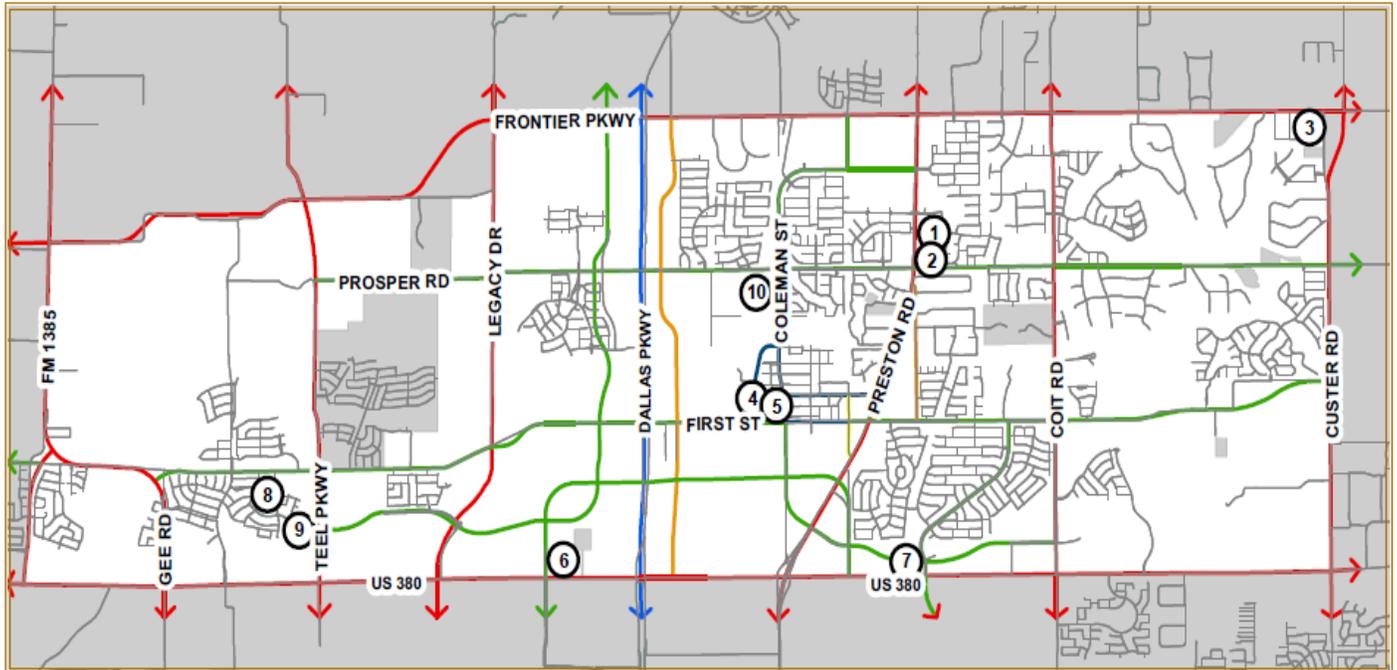
## Single Family Permits YTD by Subdivision

	<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 Feb. 2016</b>
<b>Christie Farms</b>	Dave R. Williams Homes Cleve Adamson Custom Homes	\$727,733	4,935	7,434	3	2
<b>Estates at Greenspoint</b>	Hari Kiran Madugula Reig Inc. Melton Custom Homes	\$719,270	4,674	6,481	3	1
<b>Frontier Estates</b>	Meritage Homes	\$420,289	4,281	4,945	7	5
<b>Gentle Creek Estates</b>	Huntington Homes Darling Homes	\$588,889	4,216	5,120	9	5
<b>Hawk Ridge</b>	DR Horton	\$317,192	2,886	3,732	3	1
<b>Lakes of La Cima</b>	Gehan Homes Bloomfield Homes Gallery Custom Homes	\$442,616	4,107	5,179	17	11
<b>Lakes of Prosper</b>	Highland Homes American Legend Homes	\$436,482	3,624	4,567	7	4
<b>Parks at Legacy</b>	Ashton Woods Homes	\$323,085	2,931	3,801	1	1
<b>Saddle Creek</b>	JPA Development	\$508,088	4,712	5,978	2	0
<b>Tanner's Mill</b>	Emerald Homes Our Country Homes	\$412,980	3,641	4,804	15	7
<b>Village at Prosper Trail</b>	Lions Gate Homes	\$418,208	3,199	3,990	1	0
<b>Whispering Farms</b>	Dave R. Williams Homes	\$975,900	6,511	9,759	1	1
<b>Whispering Meadows</b>	Dave R. Williams Homes	\$586,500	4,066	5,865	1	0
<b>Whitley Place</b>	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes	\$587,196	4,246	4,879	11	5
<b>Wildwood Estates</b>	Beazer Homes	\$391,393	3,126	3,850	6	5
<b>Windsong Ranch</b>	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes	\$454,198	3,714	4,705	19	9
<b>Totals</b>		\$481,758	3,937	4,974	106	57

[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  
1140 South Teel Parkway

**10** Tuscan Town Square (Retail/Office)  
1601 North Coleman Street



### 1. Shops at Prosper Trail (Kroger)

1250 North Preston Road

Valuation – \$14,084,181

Square Footage – 123,135

Permit Issued – June 19, 2015



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

1170 North Preston Road

Valuation – \$5,623,056

Square Footage – 45,000

Permit Issued – February 9, 2016



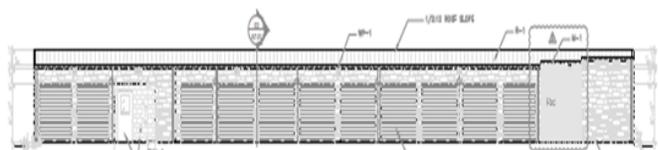
### 3. Custer Self Storage, Phase 2

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





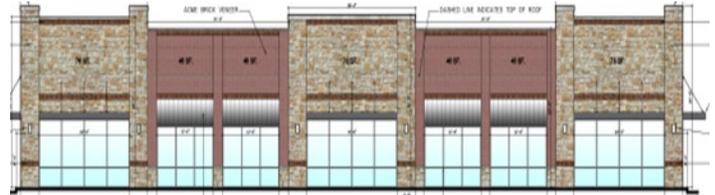
## 7. La Cima Crossing (Retail)

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





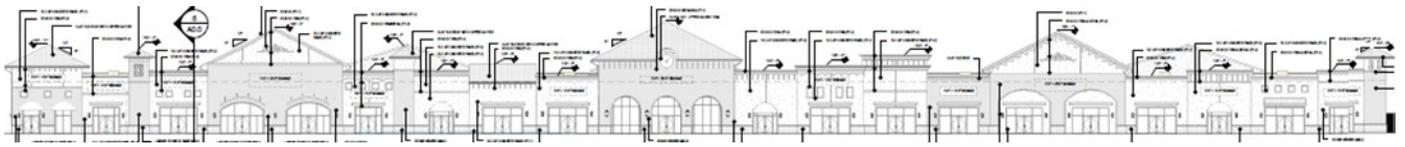
**10. Tuscan Town Square (Retail/Office)**

1601 North Coleman Street

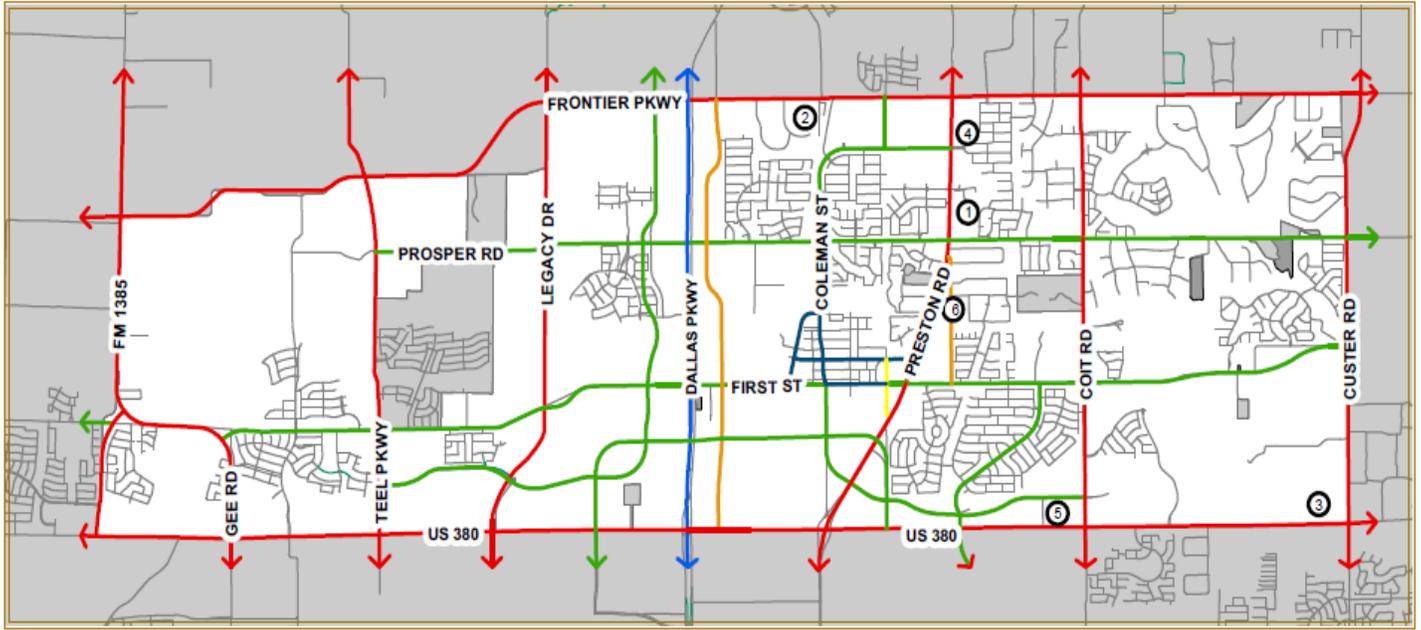
Valuation – \$4,000,000

Square Footage – 36,575

Permit Issued – March 20, 2015



## February 2016 Certificates of Occupancy Issued



1

**Kroger** - 123,135 Sq. Ft. Retail Building (Temporary CO)  
1250 North Preston Road

2

**Schwartz Enterprises** - 1,500 Sq. Ft. Warehouse/Storage Facility  
420 J E Weems Boulevard #1

3

**T-Mobile** - 1,800 Sq. Ft. Retail Sales Space  
4261 East University Drive, Suite 20

4

**Frontier Estates Amenity Center** -  
630 Sq. Ft. Residential Amenity Center  
1801 Bozman Trail

5

**Norma's Cleaning Service** - 375 Sq. Ft. Business Office  
1241 Prosper Commons Boulevard, Suite 113

6

**Lumin Care** - 2,418 Sq. Ft. Medical Office  
1000 North Preston Road, Suite 60

	February 2015	February 2016	YTD 2015	YTD 2016
<b>Certificate of Occupancy</b>	7	6	9	6

# BUILDING INSPECTIONS – SUMMARY

	February 2015	February 2016	YTD 2015	YTD 2016
<b>Number of Working Days</b>	20	21	42	40
<b>Rollovers (Month)</b>	362	0	1,838	0
<b>Average Daily Inspections</b>	174	99*	422	209*

## Residential Building Permits Issued and Inspections

	February 2015	February 2016	YTD 2015	YTD 2016
<b>Residential House Permits</b>	47	57	87	106
<b>Residential Inspections</b>	3,442	1,889*	8,858	3,865*

\*Residential inspection types consolidated as of Summer 2015

## Multifamily Under Construction



300 Multifamily Units  
Under Construction at  
Adara Windsong Ranch

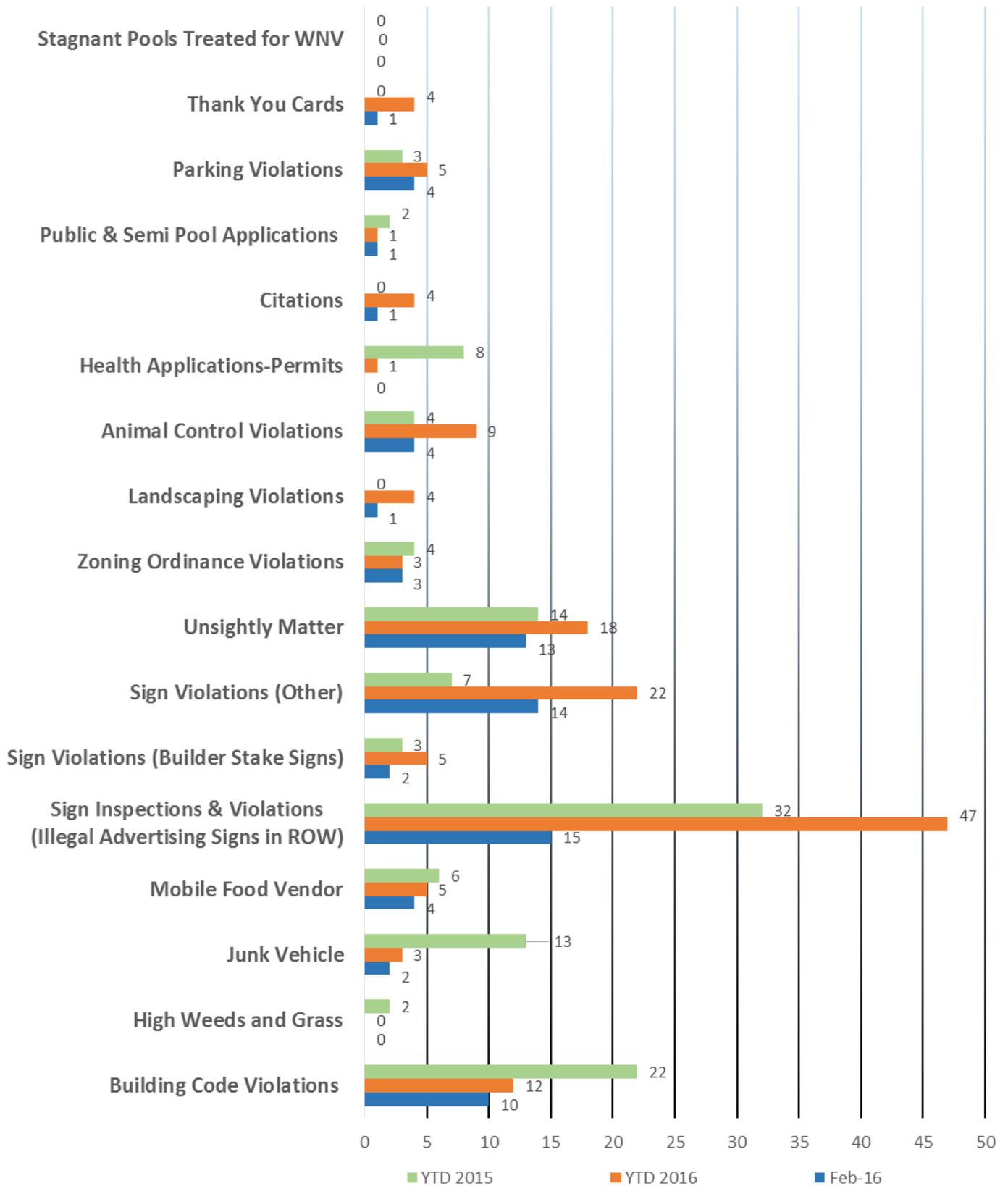


## Non - Residential Building Permits Issued and Inspections

	February 2015	February 2016	YTD 2015	YTD 2016
<b>Commercial Building</b>	0	6	1	10
<b>Commercial Shell Building</b>	0	1	0	1
<b>Commercial Finish Out</b>	6	1	6	2
<b>Commercial Inspections</b>	44	180	79	286

# CODE COMPLIANCE

## Monthly and YTD Inspections Performed



## Current Cases



Erosion Control Failure

## 500 Block of Hampshire Drive

## 104 East Second Street



Home Demolition

## Upcoming Weed Season

Weed season is starting to arrive and after all the rain and sun the grass can grow at a rapid rate. Generally by March grass can grow over the 12 inch maximum height. Complaints can originate from various areas such as a concerned citizen, other departments from within the town or from a pro-active division of Code Compliance. If a violation is found, then a notice valid for a year will be issued to the owner. If the violation is not corrected by the owner, then a citation can be issued or the Town will cut the high weeds by a contractor and charge the property owner for the cost of the cutting of the high weeds. If the cost of the mowing is not paid, a lien will be placed on the land.

## February 2016 Health Inspections

<b>Business Name</b>	<b>Business Type</b>	<b>Address</b>	<b>Score</b>	<b>Pass/Fail</b>
M&G Catering #1	Mobile Food Unit	1812 Corinth Street Dallas, TX	N/A	Passed
M&G Catering #2	Mobile Food Unit	1812 Corinth Street Dallas, TX	N/A	Passed
JC's Burger House	Restaurant	11 N. Preston Road, Suite 20	8	Passed
Refuel	Restaurant	821 N. Coleman Street	0	Passed
Pizza Hut	Restaurant	1049 N. Preston Road	4	Passed
Highland Food Mart	Convenience Store	112 S. Coleman Street	10	Passed
Chefs on Scene	Restaurant	110 N. Preston Road	12	Passed
Palios Pizza	Restaurant	120 N. Preston Road	15	Passed
Ernesto's	Restaurant	120 N. Preston Road	15	Passed
La Cima Phase II	Pool Review	Lakes of La Cima	N/A	N/A
Prosper Montessori Academy	Plan Review	Collin County Land #12	N/A	N/A
Parks at Legacy	Pool Review	Collin County Land #12	N/A	N/A
El Primo Foods #1	Mobile Food Unit	5144 Bryce Canyon Dallas, TX	N/A	Passed
El Primo Foods #2	Mobile Food Unit	5144 Bryce Canyon 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.*