



Monthly Development Services Report

January 2016

Development at a Glance

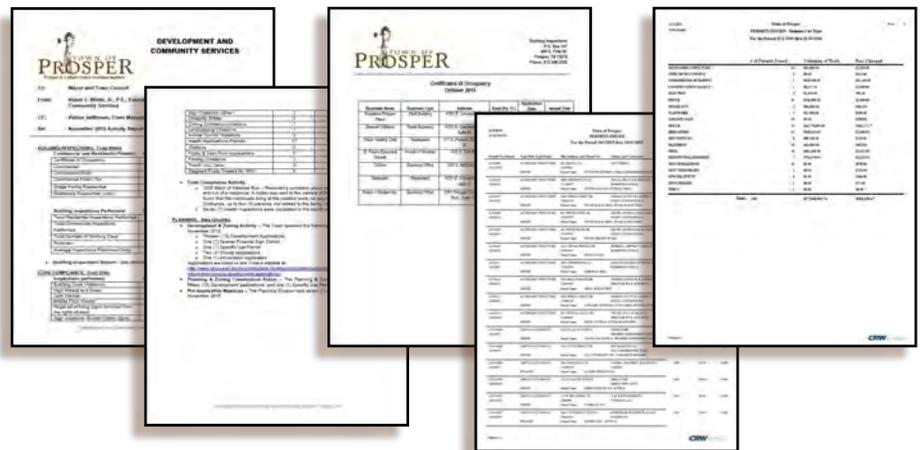
Single Family Permits Issued – 48

Certificates of Occupancy Issued – 0

Zoning/Development Applications Submitted – 15

Detailed permit information contained within the report

Development Services Reformats Monthly Development Report



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

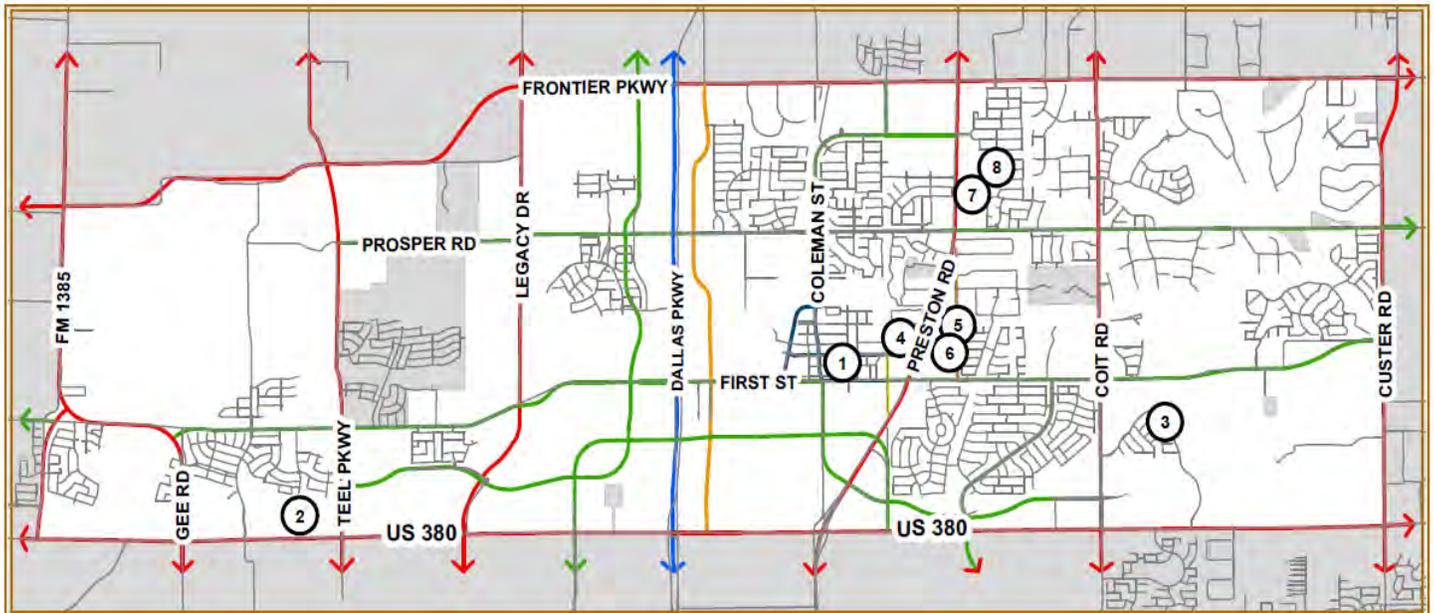
Phone: 972.346.3502

www.prospertx.gov

The Town's Development Services Department has reformatted the Monthly Development Report to offer a source of information for what is going on in Prosper's development world. The reformatted report will continue to provide information from the Planning, Building Inspections and Code Compliance Divisions as it has done in the past, but it will now be presented in a more clear and concise manner.

PLANNING

January 2016 Zoning and Development Submittals



1

Prosper United Methodist Church (D16-0001)

Site Plan for a parking lot, on 1.0± acres

2

St. Martin de Porres Catholic Church (D16-0002)

Preliminary Site Plan for a church and school, on 51.7± acres

3

Lakewood Amenity Center (D16-0003)

Site Plan for an amenity center, on 3.3± acres

4

Stone Creek Commercial, Block C, Lot 5R (D16-0004)

Site Plan for an office building (Building # 5), on 0.6± acre

5

Childrens Lighthouse (D16-0005)

Site Plan for a Child Day Care Center, on 1.3± acres

6

Childrens Lighthouse, Block A, Lot 1 (D16-0006)

Final Plat for Childrens Lighthouse, Block A, Lot 1, on 1.3± acres

7

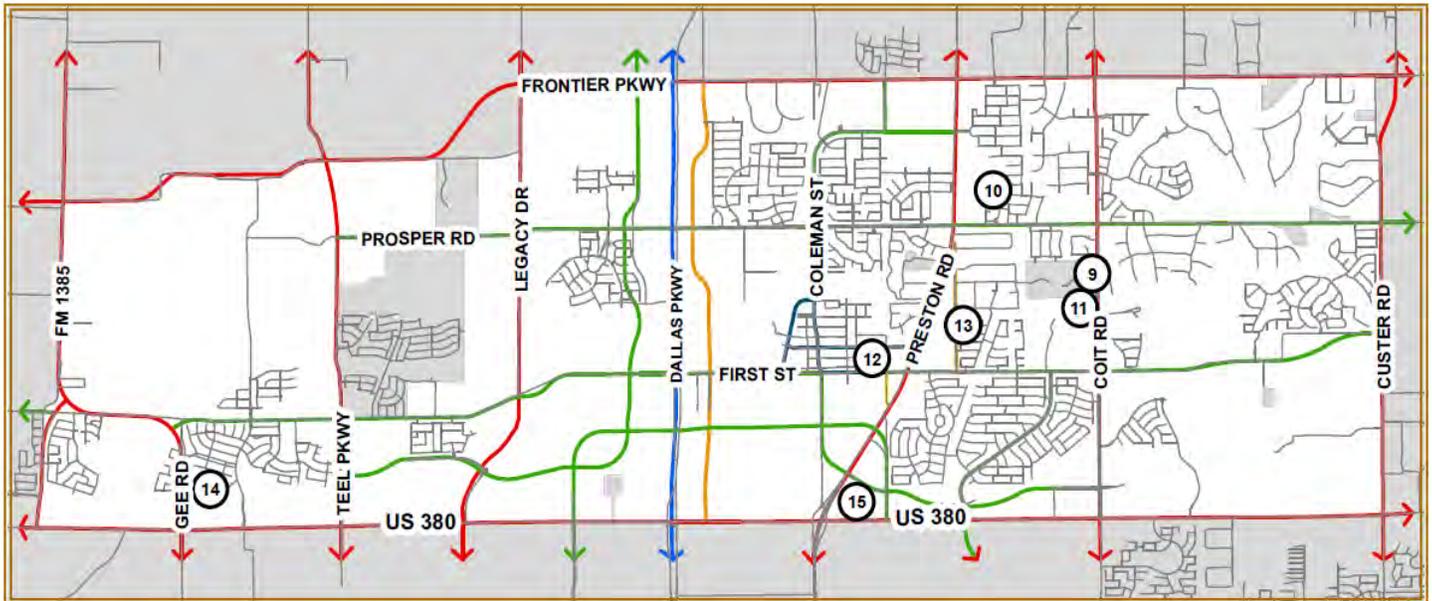
St. Peter Lane (D16-0007)

Final Plat for a segment of St. Peter Lane, on 0.68± acre

8

Montclair (D16-0008)

Final Plat for Montclair, for 27 single family residential lots, and 3 HOA lots, on 29.5



9

Stuber (A16-0001)

Request for the Voluntary Annexation of the Stuber Tract, on 52.2± acres

10

St. Martin de Porres Catholic Church (Z16-0001)

Request to amend Planned Development-40 (PD-40) to allow for a child day care center and private athletic stadium and field with outdoor lighting

11

Parkside (Z16-0002)

Request to zone 79.1± acres to Planned Development-Single Family-10 (PD-SF-10)

12

212 E. Broadway (Z16-0003)

Request to rezone 0.3± acres from Single Family-15 (SF-15) to Downtown Office (DTO)

13

Childrens Lighthouse Prosper Addition (S16-0001)

Request for a Specific Use Permit for a Child Day Care Center (Childrens Lighthouse), on 1.3± acres

14

Windsong Ranch/Primrose (S16-0002)

Request for a Specific Use Permit for a Child Day Care Center (Primrose), on 2.6± acres

15

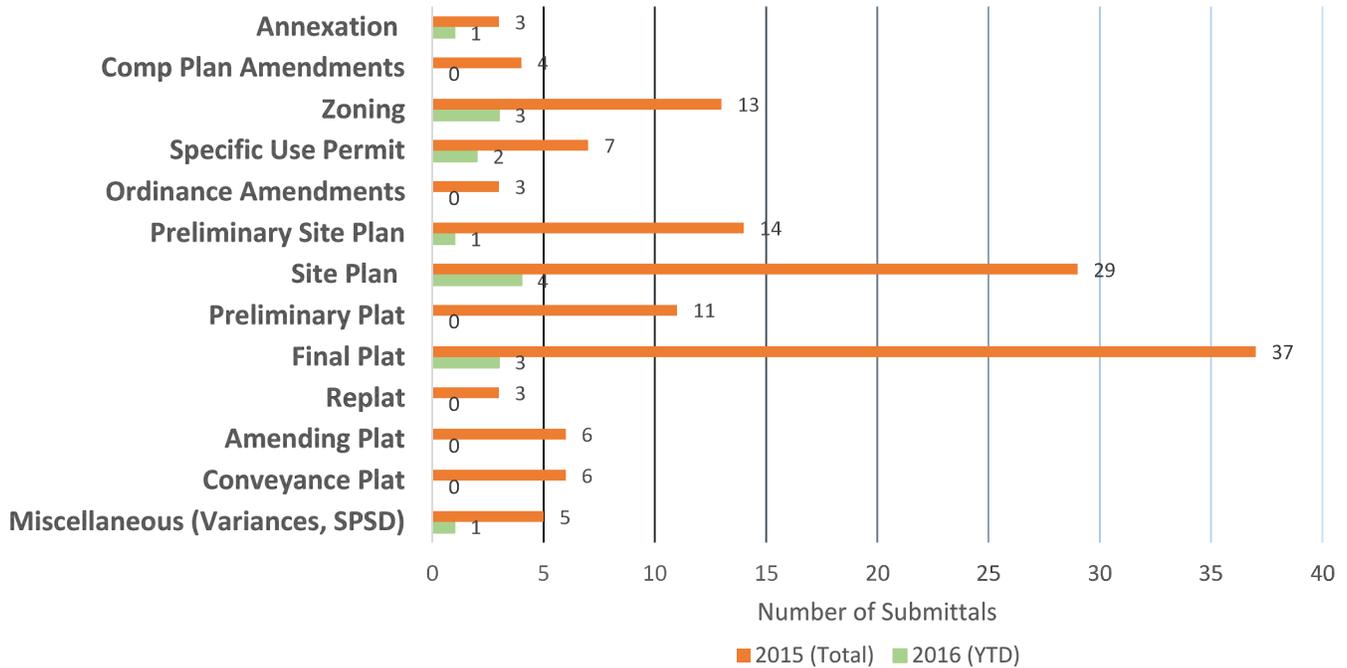
Gates of Prosper (MD16-0001)

Request to establish a Special Purpose Sign District for Gates of Prosper, Phase 1, on 85.3± acres

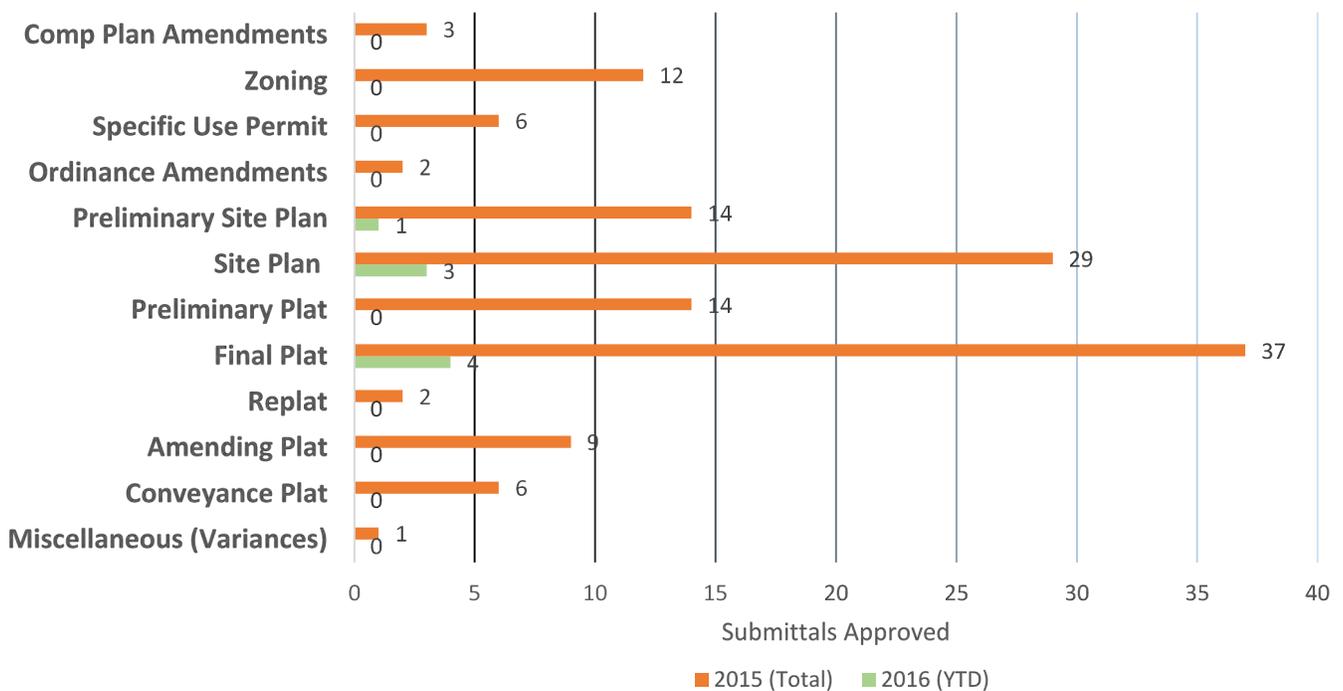
January & YTD Zoning and Development Submittals

	January 2015	January 2016	YTD 2015	YTD 2016
Submittals	12	15	12	15

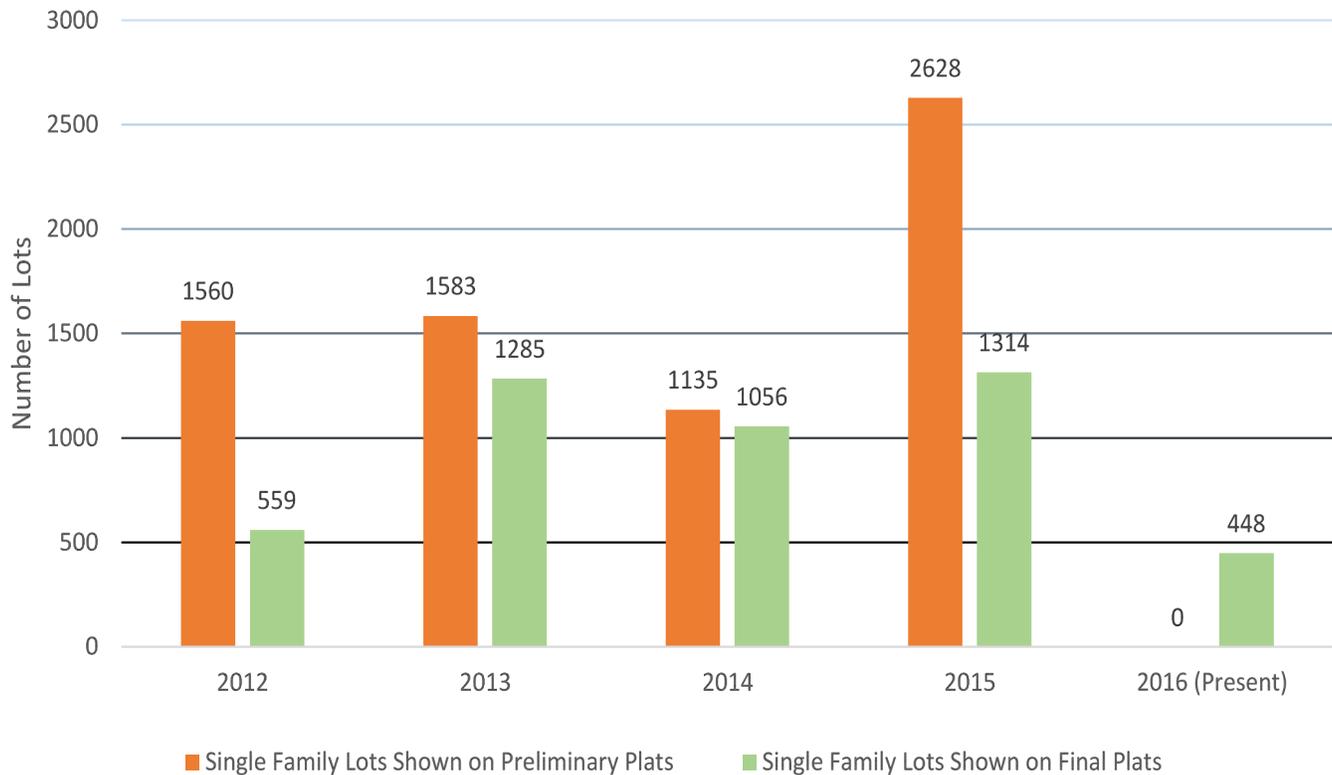
2015 (Total) and 2016 (YTD) Submittals by Type



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



Single Family Lots Approved by P&Z



P&Z Monthly Action

The Planning & Zoning Commission acted on eight (8) Development applications in January 2016.

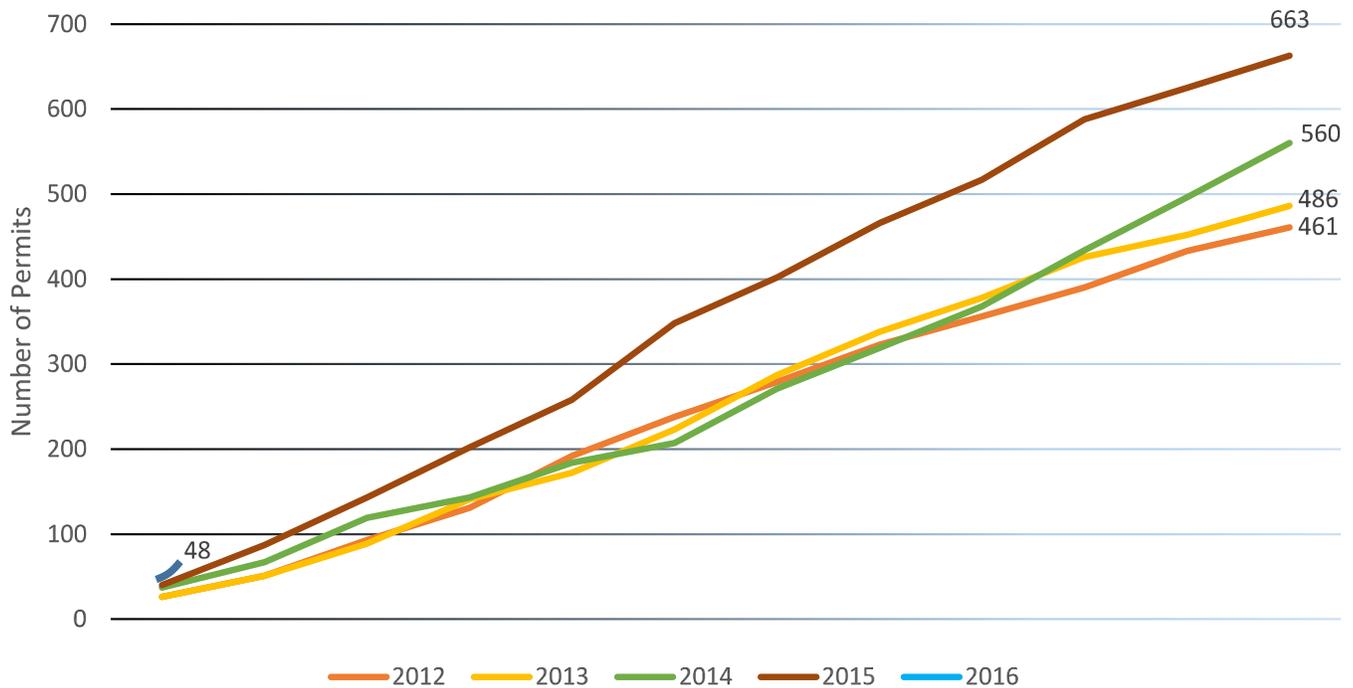
Ongoing Planning Projects

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

	January	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
SF Res. Permits 2016	48				48
SF Res. Permits 2015	40	205	170	145	663
SF Res. Permits 2014	37	88	161	192	560
SF Res. Permits 2013	26	134	155	108	486
SF Res. Permits 2012	26	145	118	105	461



48 Residential Building Permits Issued in the Month of January within the Town of Prosper

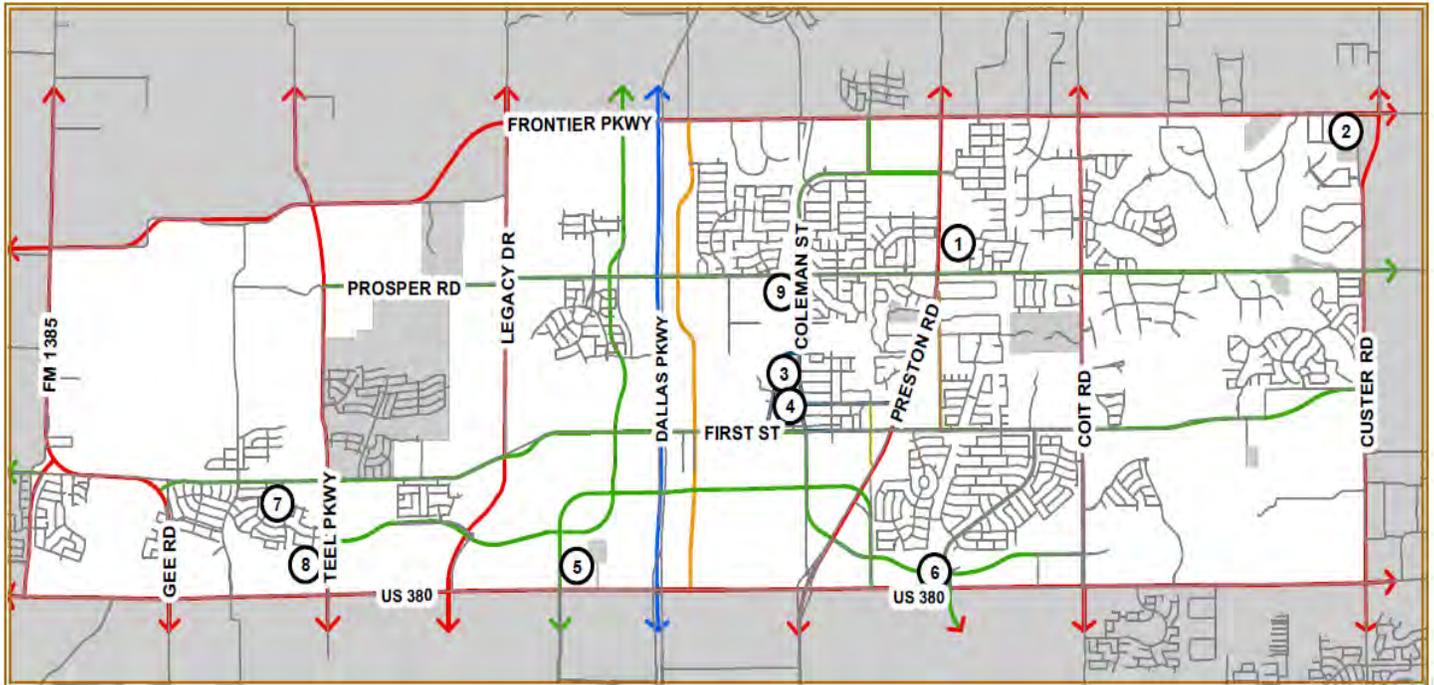
Single Family Permits YTD by Subdivision

	Builders	Avg. Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued YTD	Permits Issued Jan. 2016
Christie Farms	Dave R. Williams Homes	\$608,900	4,396	6,089	1	1
Frontier Estates	Meritage Homes	\$399,373	4,026	4,699	2	2
Estates at Greenspoint	Hari Kiran Madugula	\$750,000	4,835	6,130	1	1
Gentle Creek Estates	Huntington Homes Darling Homes	\$562,500	4,055	5,290	4	4
Hawk Ridge	DR Horton	\$332,308	3,005	3,910	2	2
Lakes of La Cima	Gehan Homes Bloomfield Homes	\$389,890	3,676	4,545	6	6
Lakes of Prosper	Highland Homes American Legend Homes	\$418,458	3,871	4,788	3	3
Saddle Creek	JPA Development	\$508,088	4,713	5,978	2	2
Tanner's Mill	Emerald Homes Our Country Homes	\$432,840	3,798	4,990	8	8
Village at Prosper Trail	Lions Gate Homes	\$418,208	3,199	3,990	1	1
Whispering Meadows	Dave R. Williams Homes	\$586,500	4,066	5,865	1	1
Whitley Place	Highland Homes Drees Custom Homes Huntington Homes	\$601,007	3,958	4,693	6	6
Wildwood Estates	Beazer Homes	\$304,215	3,654	3,579	1	1
Windsong Ranch	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes	\$436,289	3,782	4,752	10	10
Totals		\$467,161	3,864	4,859	48	48

[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

6 La Cima Crossing (Shell Building)
1361 East University Drive

2 Custer Self Storage, Phase 2
5903 North Custer Road

7 Windsong Ranch Elementary
800 Copper Canyon Drive

3 SJT Addition (Office)
181 South Main Street

8 Prosper Fire Station #2 - Windsong
1140 South Teel Parkway

4 SJT Addition (Office)
161 West Third Street

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

5 Texas Health Resources
1970 West University Drive



1. Shops at Prosper Trail (Kroger)

1250 North Preston Road

Valuation – \$14,084,181.00

Square Footage – 114,788

Permit Issued – June 19, 2015



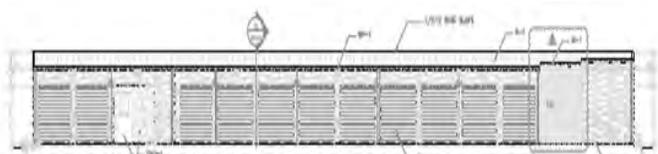
2. Custer Self Storage, Phase 2

5903 North Custer Road

Valuation – \$2,654,960.00

Square Footage – 30,809

Permit Issued – June 1, 2015



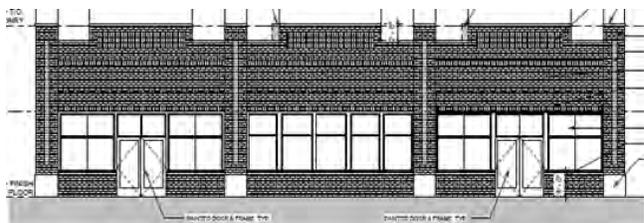
3. SJT Addition – Office

181 South Main Street

Valuation – \$802,620.00

Square Footage – 6,417

Permit Issued – October 28, 2015





4. SJT Addition – Office

161 West Third Street

Valuation – \$631,020.00

Square Footage – 4,927

Permit Issued – October 28, 2015



5. Texas Health Resources

1970 West University Drive

Valuation – \$14,186,560.00

Square Footage – 65,000

Permit Issued – December 10, 2015



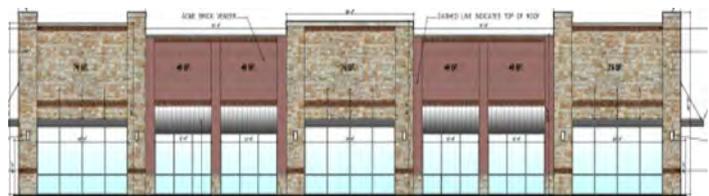
6. La Cima Crossing (Retail)

1361 East University Drive

Valuation – \$1,078,622.00

Square Footage – 10,215

Permit Issued – September 29, 2015





7. Windsong Ranch Elementary School

800 Copper Canyon Drive

Valuation – \$18,500,000.00

Square Footage – 94,056

Permit Issued – June 29, 2015



8. Prosper Fire Station #2 – Windsong

1140 South Teel Parkway

Valuation – \$6,500,000.00

Square Footage – 14,960

Permit Issued – September 16, 2015



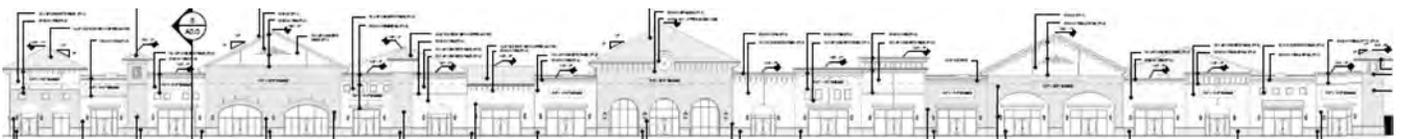
9. Tuscan Town Square (Retail/Office)

1601 North Coleman Street

Valuation – \$4,000,000.00

Square Footage – 36,575

Permit Issued – March 20, 2015



BUILDING INSPECTIONS – SUMMARY

	January 2015	January 2016	YTD 2015	YTD 2016
Number of Working Days	22	19	22	19
Rollovers (Month)	1,476	0	1,476	0
Average Daily Inspections	248	110	248	110

Residential Building Permits Issued and Inspections

	January 2015	January 2016	YTD 2015	YTD 2016
Residential House Permits	40	48	40	48
Residential Inspections	5,416	1,976	5,416	1,976

Multifamily Under Construction



300 Multifamily Units
Under Construction at
Adara Windsong Ranch

Non - Residential Building Permits Issued and Inspections

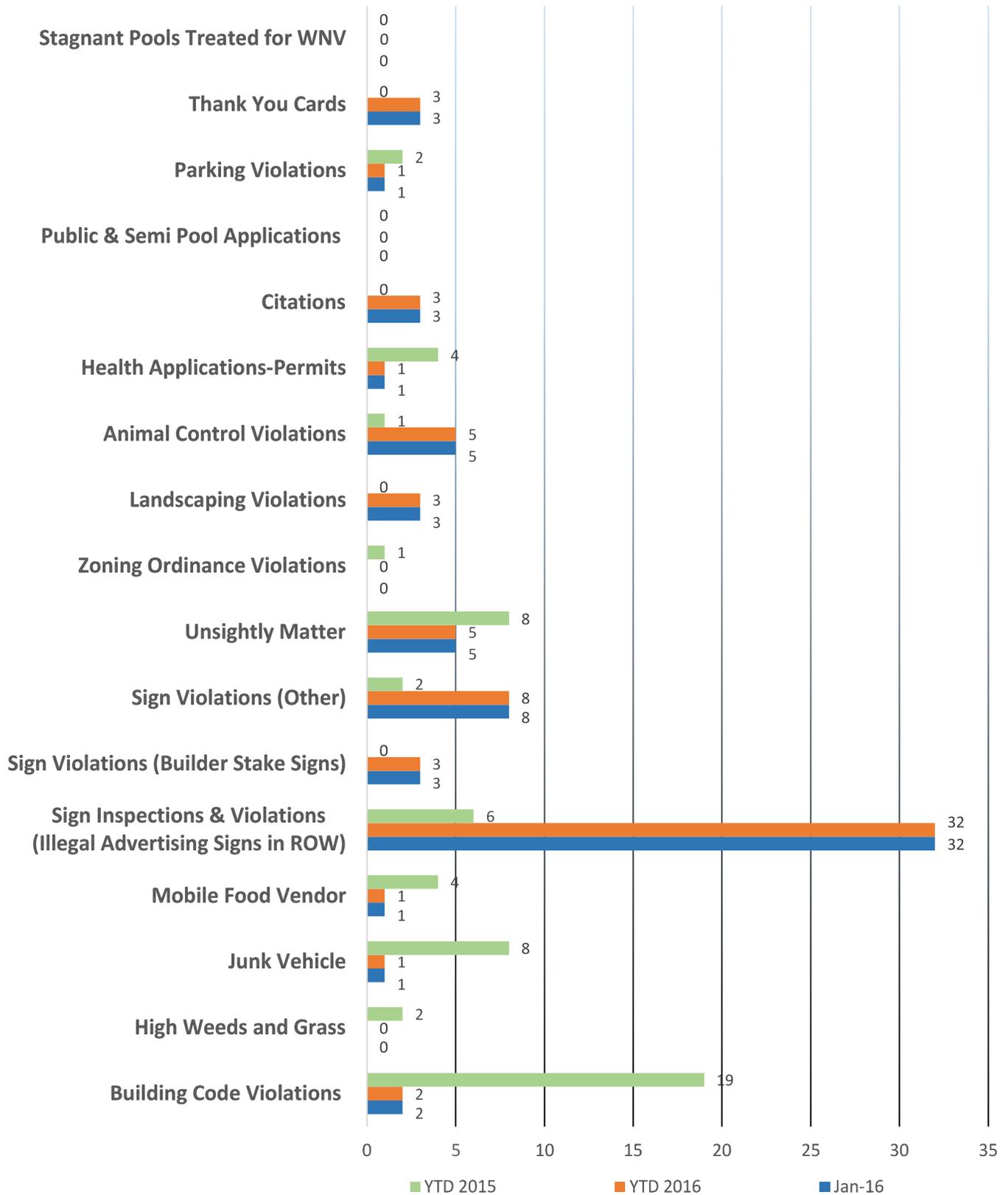
	January 2015	January 2016	YTD 2015	YTD 2016
Commercial Building	1	4	1	4
Commercial Shell Building	0	0	0	0
Commercial Finish Out	0	1	0	1
Commercial Inspections	35	106	35	106

Certificates of Occupancy Issued

	January 2015	January 2016	YTD 2015	YTD 2016
Certificate of Occupancy	2	0	2	0

CODE COMPLIANCE

Monthly and YTD Inspections Performed



Current Cases



500 Block of Hampshire Drive

- Erosion control Failure

Monthly Health Permits

Business Name	Business Type	Address	Score	Pass/Fail
Lunch El Mana	Mobile Food Unit	2232 Oakdale Drive Dallas, TX	N/A	Pass