

Monthly Development Services Report

March 2016

Development at a Glance

Single Family Permits Issued – 68

Certificates of Occupancy Issued – 6

Zoning/Development Applications Submitted – 20

Detailed permit information contained within the report

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

Physical Address:
409 East First Street
Prosper, Texas 75078

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P.O. Box 307
Prosper, Texas 75078

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www.prospertx.gov

Shops at Prosper Trail - Kroger

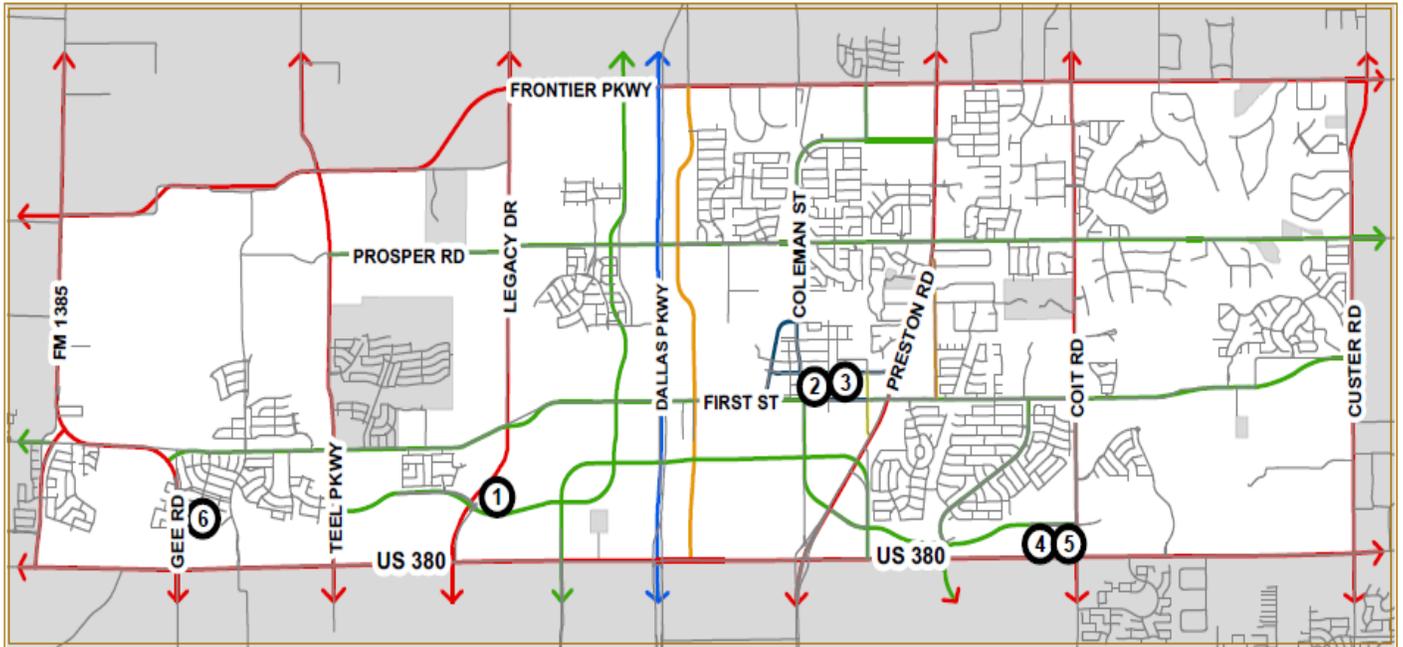
Grand Opening



The Shops at Prosper Trail - Kroger officially opened on March 25th as the Town's first grocery store. The 123,000 square foot Kroger Marketplace features not only a huge variety of fresh foods but also home fashion and décor, bed and bath, and kitchen and small appliances. Kroger is expected to break ground on the Windsong Ranch Marketplace and Prosper Plaza Marketplace in the coming year.

PLANNING

March 2016 Zoning and Development Submittals



1

Prosper Center, Phase 1 (D16-0023)

Final Plat for Prosper Center, Phase 1, for 133 single family residential lots, and 4 HOA lots, on 41.8± acres

2

NEC Coleman & First (D16-0024)

Site Plan for a 7,621 Sq. Ft. office building, on 0.7± acre

3

Bryant's First Addition (D16-0025)

Amending Plat for Bryant's First Addition

4

Advantage Storage (D16-0026)

Revised Preliminary Site Plan for two mini-warehouse buildings totaling 105,304 Sq. Ft. of storage and office space, on 5.1± acres

5

Advantage Storage, Phase 2 (D16-0027)

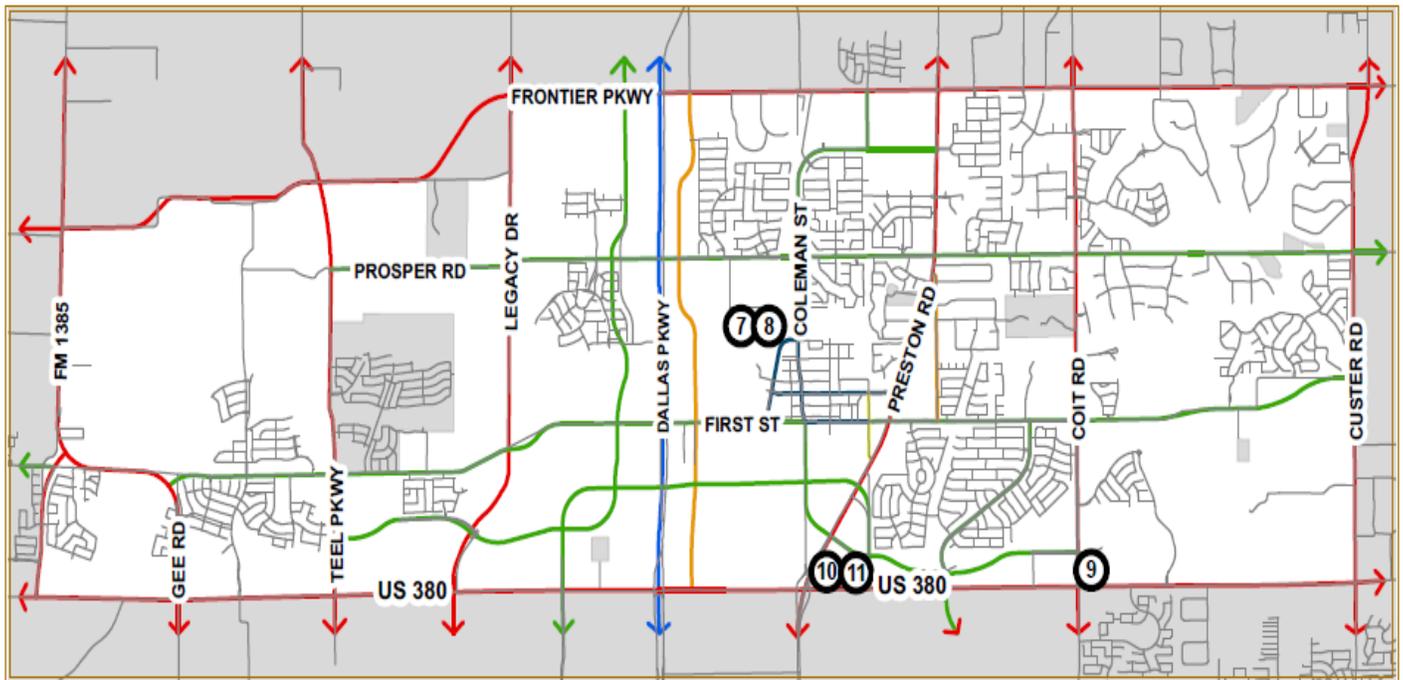
Site Plan for one, two-story, 42,740 Sq. Ft. mini-warehouse building, on 5.1± acres

6

Windsong Ranch Multifamily Addition, Blk. A, Lot 2 (D16-0028)

Site Plan for a 14,452 Sq. Ft. Child Day Care Center (Primrose), on 2.6± acres

March 2016 Zoning and Development Submittals Continued



7

Prosper Business Park, Phase 2 (D16-0029)

Site Plan for six office/warehouse buildings totaling 146,275 Sq. Ft., on 13.9± acres

8

Prosper Business Park (D16-0030)

Final Plat for Prosper Business Park, Block A, Lots 8 & 9, and Block B, Lots 1-3 & 8, and a Revised Conveyance Plat for Block A, Lot 8R, on 34.9± acres

9

CVS Addition, Block A, Lot 1 (D16-0031)

Final Plat for CVS Addition, Block A, Lot 1, on 2.0± acres

10

Gates of Prosper, Block A, Lots 2R, 5, 6 & 7 (D16-0032)

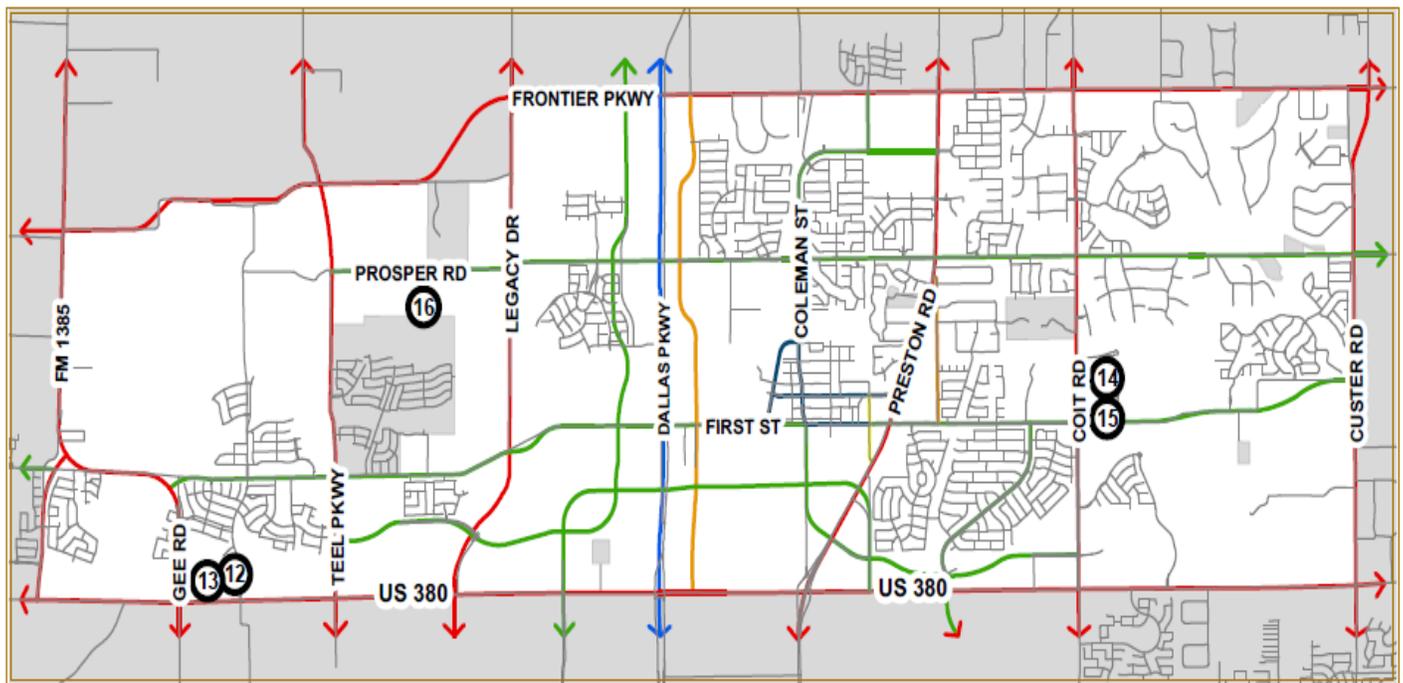
Conveyance Plat for Gates of Prosper, Block A, Lots 2R, 5, 6 & 7, on 12.0± acres

11

Gates of Prosper (D16-0033) - WITHDRAWN

Revised Preliminary Site Plan for a retail development, on 13.4± acres

March 2016 Zoning and Development Submittals Continued



Windsong Ranch Marketplace (D16-0034)

12

Final Plat for Windsong Ranch Marketplace, Block A, Lots 3, 4, 7 & 8, and a Conveyance Plat for Block A, Lots 1, 2, 5 & 6, on 24.4± acres

13

Windsong Ranch Marketplace, Block A, Lot 3 (D16-0035)

Site Plan for a 6,091 Sq. Ft. retail building, on 1.2± acres

14

Oak Timbers (CA16-0002)

Request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, to facilitate an age-restricted senior living development

15

Oak Timbers (Z16-0004)

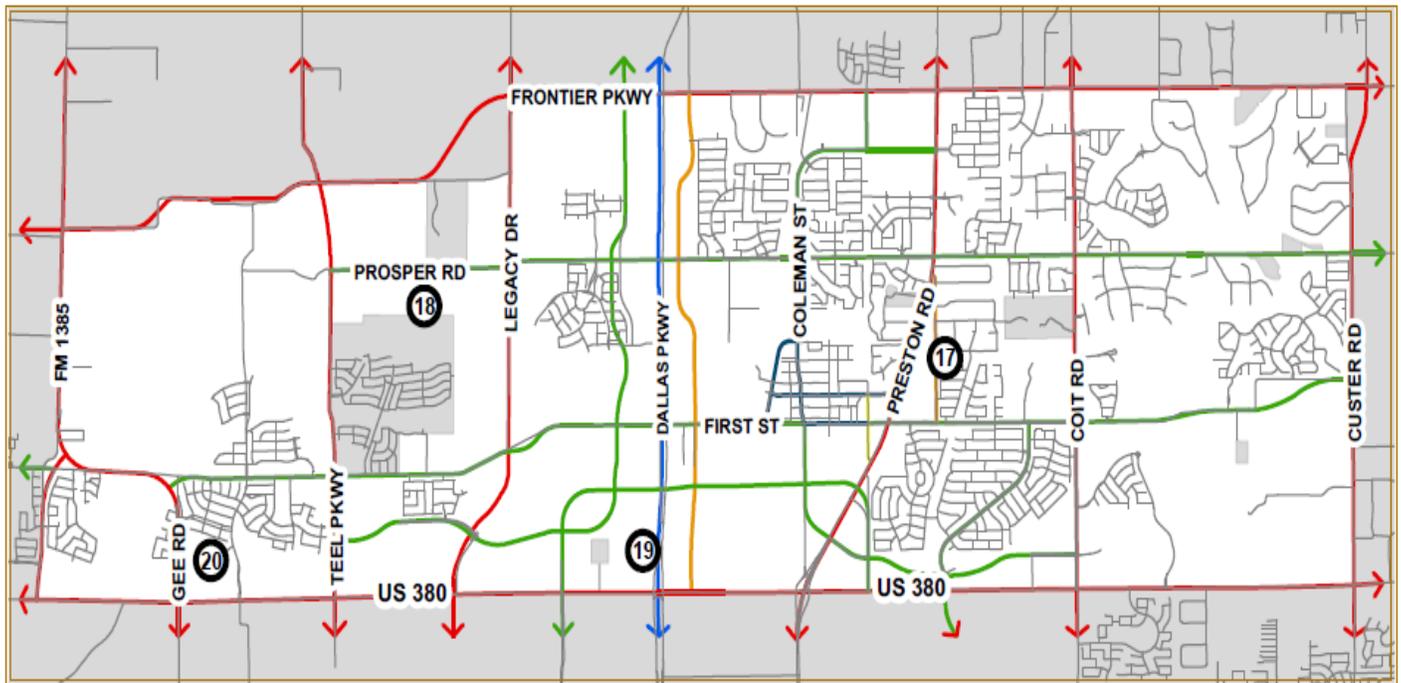
Request to rezone 12.7± acres from Retail (R) to Planned Development (PD), to facilitate an age-restricted senior living development

16

Park Place (Z16-0005)

Request to rezone 100.0± acres from Agricultural (A) to Single Family-12.5 (SF 12.5)

March 2016 Zoning and Development Submittals Continued

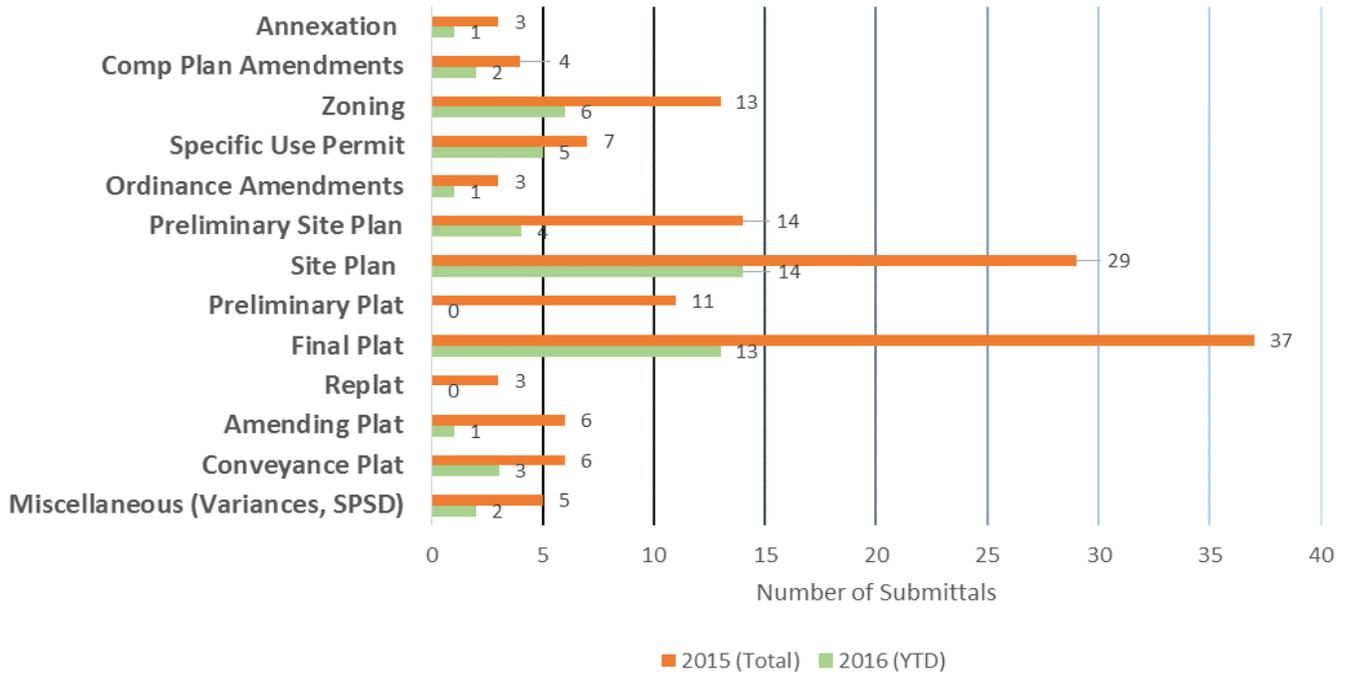


- 17** **North Preston Village of Prosper (Z16-0007)**
Request to rezone 5.5± acres from Single Family-15 (SF-15) to Retail (R)
- 18** **Park Place (S16-0005)**
Request for a Specific Use Permit for a Private Street Development, in Park Place, on 100.0± acres
- 19** **Nelson Bros. Ready Mix (S16-0006)**
Request for a Specific Use Permit for a Concrete Batching Plant, on 5.0± acres
- 20** **Windsong Ranch Marketplace (MD16-0002)**
Request to establish a Special Purpose Sign District for Windsong Ranch Marketplace, on 46.6± acres

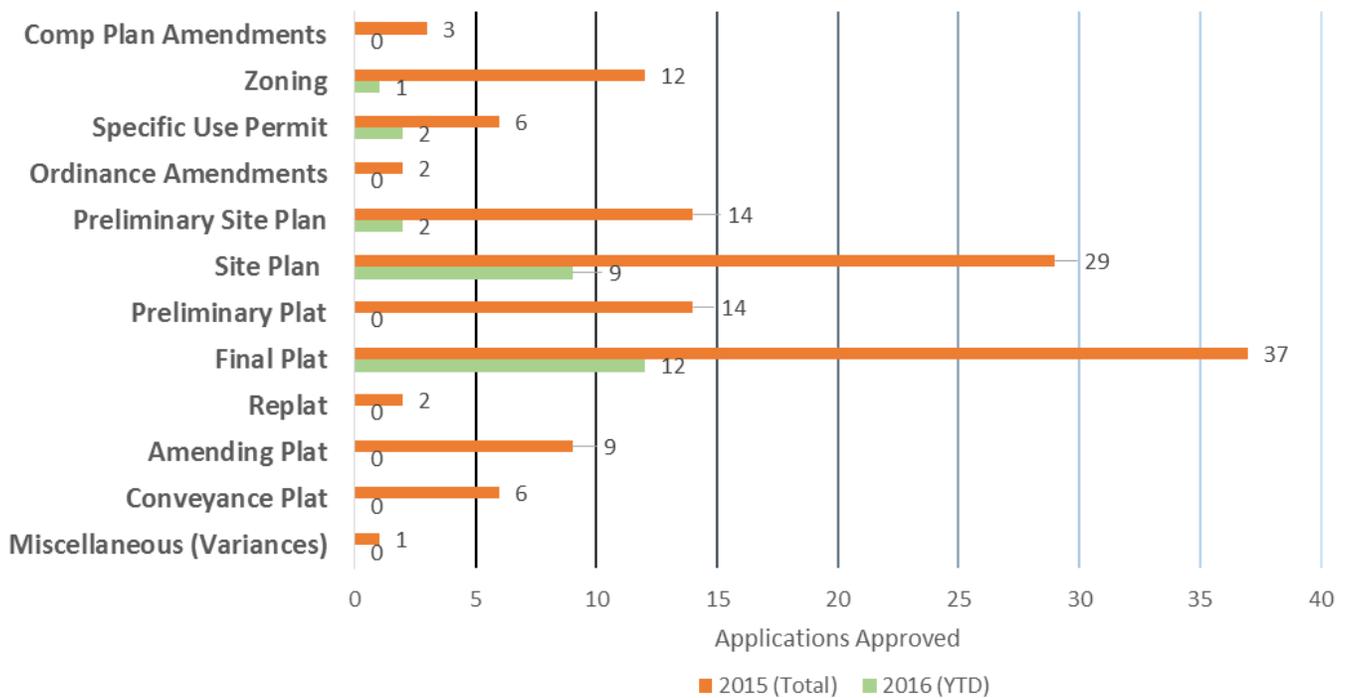
March & YTD Zoning and Development Submittals

	March 2015	March 2016	YTD 2015	YTD 2016
Submittals	13	20	37	51

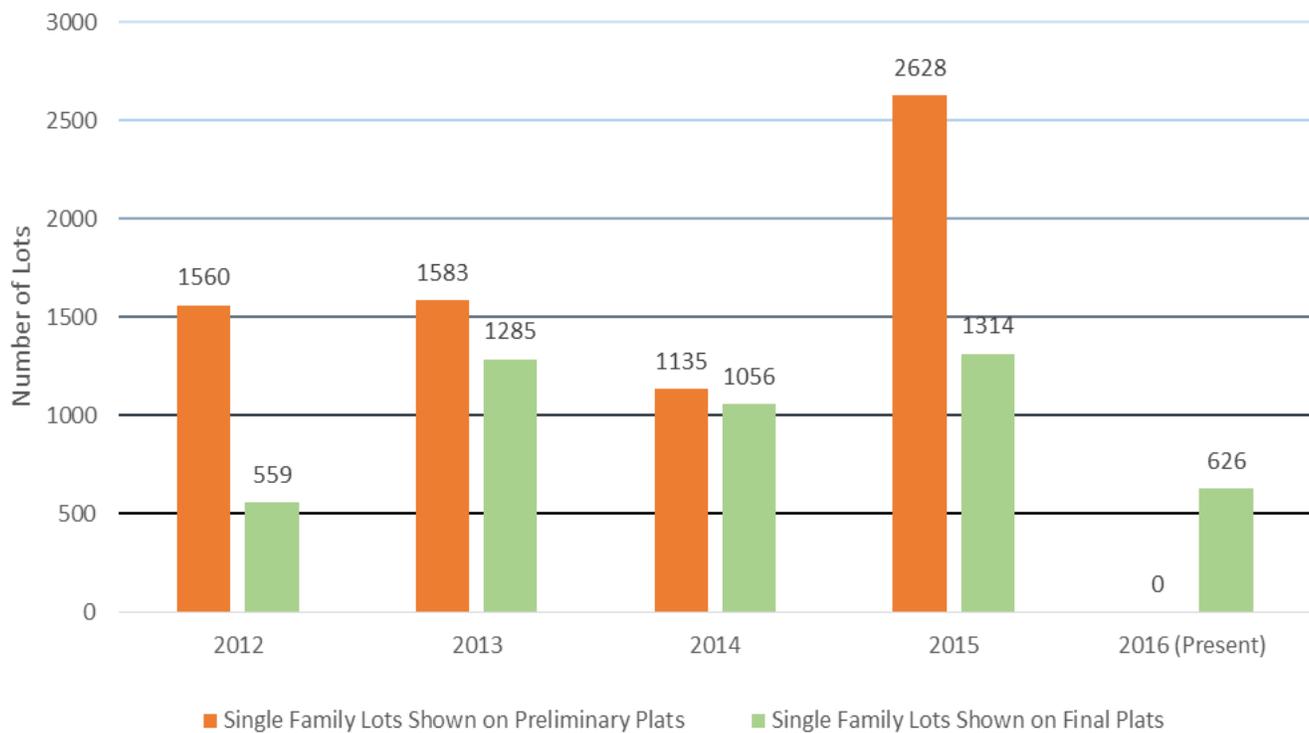
2015 (Total) and 2016 (YTD) Submittals by Type



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 thirteen (13) Development applications in March 2016.

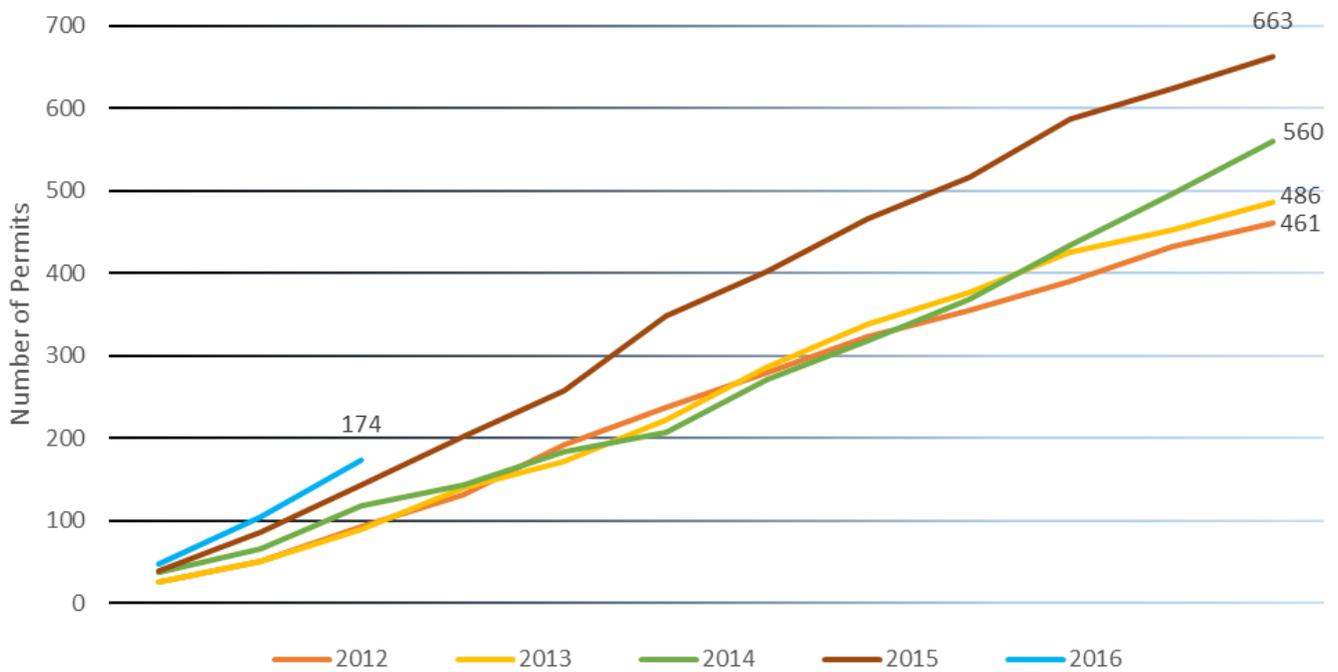
Ongoing Planning Projects

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 nd Quarter	3 rd Quarter	4 th Quarter	Total
SF Res. Permits 2016	174				174
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

68 Single Family Building Permits Issued in the Month of March



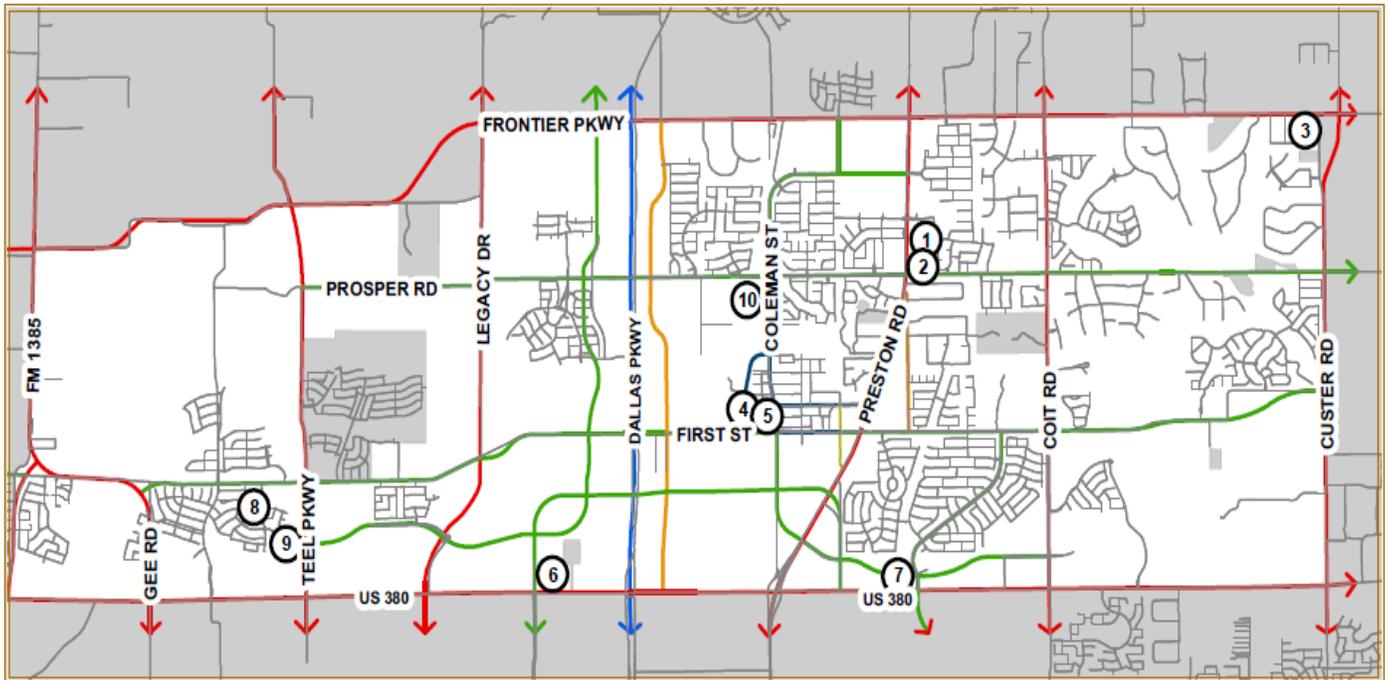
Single Family Permits YTD by Subdivision

	Builders	Avg. Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued YTD	Permits Issued Mar. 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	\$719,270	4,674	6,481	3	0
Frontier Estates	Meritage Homes	\$425,000	4,265	5,000	9	2
Gentle Creek Estates	Huntington Homes Darling Homes	\$573,626	4,218	5,221	15	6
Glenbrooke Estates	DR Horton	\$228,225	1,888	2,685	1	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	\$467,213	4,314	5,434	29	12
Lakes of Prosper	Highland Homes American Legend Homes	\$421,373	3,649	4,596	11	4
Lakes of Prosper North	Megatel Homes	\$400,412	3,921	4,711	11	11
Parks at Legacy	Ashton Woods Homes MHI—Plantation & Coventry Homes	\$358,913	3,403	4,223	2	1
Saddle Creek	JPA Development	\$508,088	4,712	5,978	2	0
Tanner's Mill	Emerald Homes Our Country Homes	\$412,265	3,641	4,799	16	1
Village at Prosper Trail	Lions Gate Homes Megatel Homes Salient Homes	\$365,232	3,419	4,142	6	5
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	5
Whitley Place	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes	\$573,384	4,291	5,029	13	2
Wildwood Estates	Beazer Homes	\$385,791	2,902	3,600	8	2
Windsong Ranch	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes	\$464,339	3,643	4,576	35	16
Totals		\$476,070	3,932	4,972	174	68

[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



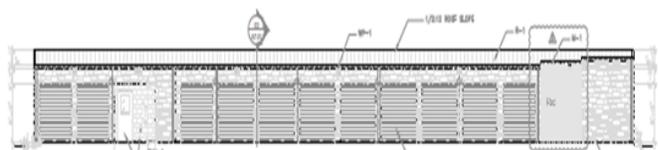
3. Custer Self Storage, Phase 2

5903 North Custer Road

Valuation – \$2,654,960

Square Footage – 30,809

Permit Issued – June 1, 2015



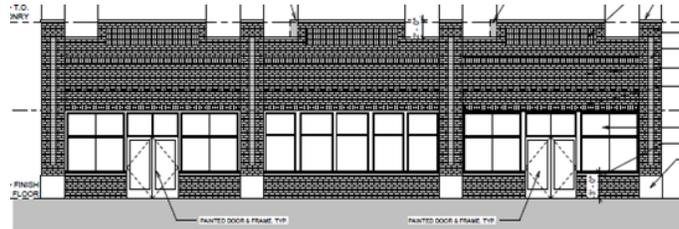
4. SJT Addition (Office)

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





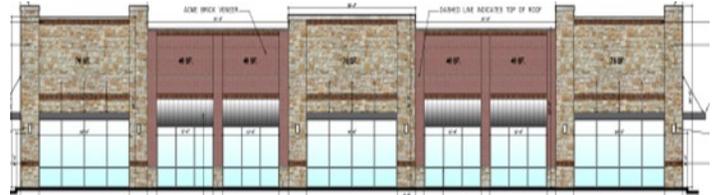
7. La Cima Crossing (Retail)

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





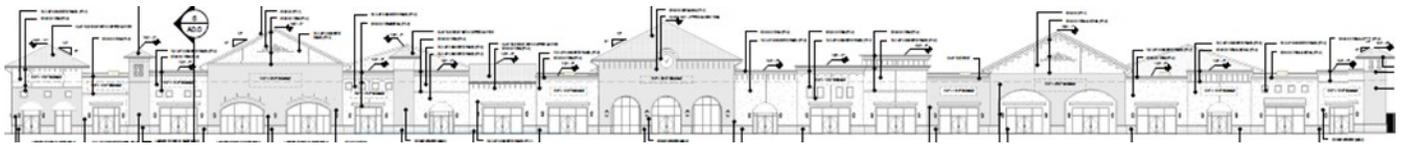
10. Tuscan Town Square (Retail/Office)

1601 North Coleman Street

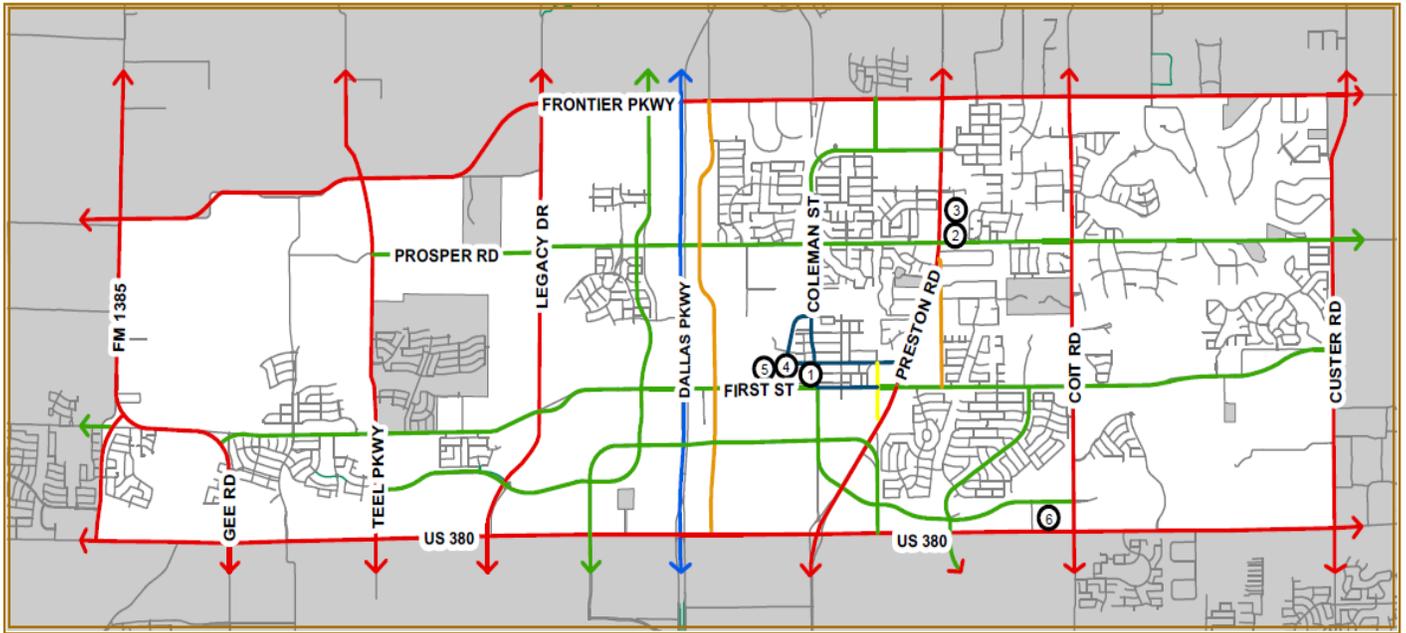
Valuation – \$4,000,000

Square Footage – 36,575

Permit Issued – March 20, 2015



March 2016 Certificates of Occupancy Issued



1

The Spa in Prosper - 323 Sq. Ft. Retail Building
201 South Main Street

2

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

3

Kroger Fuel Center - 179 Sq. Ft. Kiosk (Temporary CO)
1252 North Preston Road

4

Savoy Warehouse - 4,956 Sq. Ft. Office/Warehouse
241 South McKinley Street

5

ProGreen Polished Concrete - 4,956 Sq. Ft. Office/Warehouse
241 South McKinley Street

6

The UPS Store - 1,238 Sq. Ft. Retail Sales Space
4261 East University Drive, Suite 30

	March 2015	March 2016	YTD 2015	YTD 2016
Certificate of Occupancy	8	6	17	12

BUILDING INSPECTIONS – SUMMARY

	March 2015	March 2016	YTD 2015	YTD 2016
Number of Working Days	22	22	64	62
Rollovers (Month)	0	0	1,838	0
Average Daily Inspections	168	104*	197	104*

Residential Building Permits Issued and Inspections

	March 2015	March 2016	YTD 2015	YTD 2016
Residential House Permits	56	68	143	174
Residential Inspections	3,636	2,139*	12,494	6,004*

*Residential inspection types consolidated as of Summer 2015

Multifamily Under Construction



300 Multifamily Units
Under Construction at
Adara Windsong Ranch

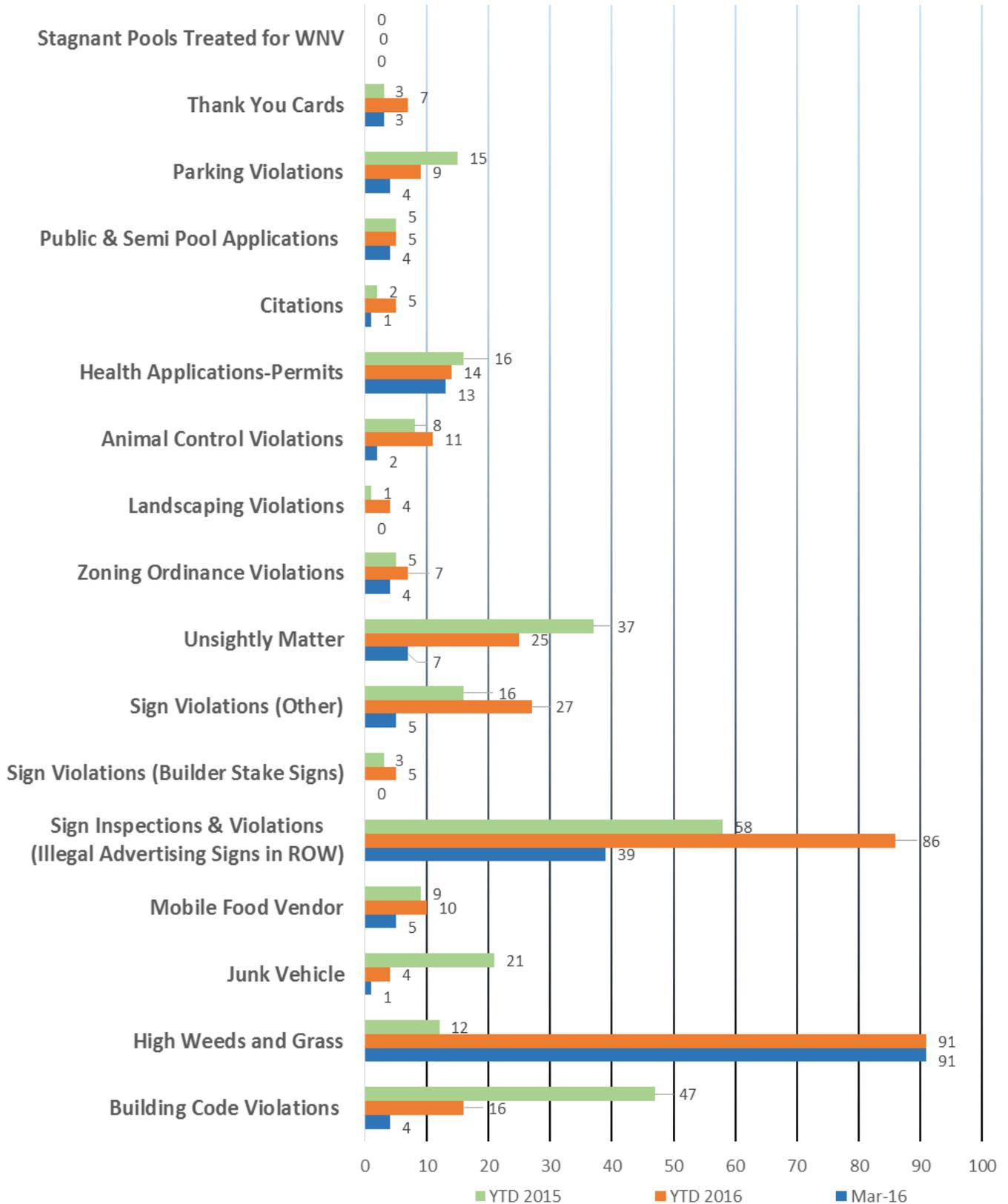


Non - Residential Building Permits Issued and Inspections

	March 2015	March 2016	YTD 2015	YTD 2016
Commercial Building	0	2	1	12
Commercial Shell Building	1	0	1	1
Commercial Finish Out	5	0	11	2
Commercial Inspections	53	139	132	425

CODE COMPLIANCE

Monthly and YTD Inspections Performed



Current Cases



Erosion Control Failure Repair

500 Block of Hampshire Drive

291 Wilson Drive



Failure to Maintain Fence

Denton County Fight the Bite Seminar

Staff attended the Denton County Fight the Bite Seminar: 2016 Mosquito Season Kick-Off Meeting on March 28th and learned valuable information relating to the West Nile and Zika Viruses. A mosquito carrying the West Nile Virus is very different than a mosquito carrying the Zika Virus. The Austin Texas lab, which Denton County utilizes, does not currently have a test for the Zika Virus in mosquitoes. Therefore, Denton County will be trapping Aedes mosquitoes, which could carry the Zika Virus, for data purposes only and will not be testing the mosquitoes. The fight against the Aedes mosquito will include educating the public, larviciding, trapping mosquitoes for data purposes and spraying if a human case is found in the general population.

March 2016 Health Inspections

Business Name	Business Type	Address	Score	Pass/Fail
A&A Food #1	Mobile Food Unit	638 Barcia Drive Dallas, TX	N/A	Passed
A&A Food #2	Mobile Food Unit	638 Barcia Drive Dallas, TX	N/A	Passed
Ayden Food #1	Mobile Food Unit	1512 Jessica Lane Mesquite, TX	N/A	Passed
Alejandra's Food	Mobile Food Unit	913 Sierra Drive Denton, TX	N/A	Failed
Prosper High School	Restaurant	300 Eagle Drive	0	Passed
Reynolds Middle School	Restaurant	700 North Coleman	0	Passed
Rogers Middle School	Restaurant	1001 Coit Road	7	Passed
Corner Store Convenience Store	Convenience Store	1411 East University Drive	0	Passed
Mesa's Mexican Grill	Restaurant	2111 East University Drive	12	Passed
7-Eleven Convenience Store	Convenience Store	1541 East University Drive	11	Passed
Primrose School of Prosper	Daycare	1185 LaCima Boulevard	0	Passed
Papa John's	Restaurant	2111 East University Drive	0	Passed
Subway	Restaurant	2111 East University Drive	3	Passed
Whispering Farms Montessori	Daycare	2460 East Prosper Trail	0	Passed
Gentle Creek	Outdoor Kitchen Review	2731 East Prosper Trail	N/A	N/A
El Primo #2	Mobile Food Unit	5144 Bryce Dallas, TX	N/A	Passed
Tanner's Mill	HOA Pool Final	440 Kingsbury	N/A	Passed
Walmart	Walmart Plan Review	500 Richland	N/A	N/A
Walmart	Fuel Station Plan Review	500 Richland	N/A	
Sushi @ Kroger	Health Final	1250 North Preston Road	0	Passed
Kroger	Refrigeration Health Final	1250 North Preston Road	0	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.