

Development Services Monthly Report

May 2016

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

Physical Address:
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Development at a Glance

Single Family Permits Issued – 46

Single Family Houses Finaled – 44

Certificates of Occupancy Issued – 5

Zoning/Development Applications Submitted – 14

Detailed permit information contained within the report

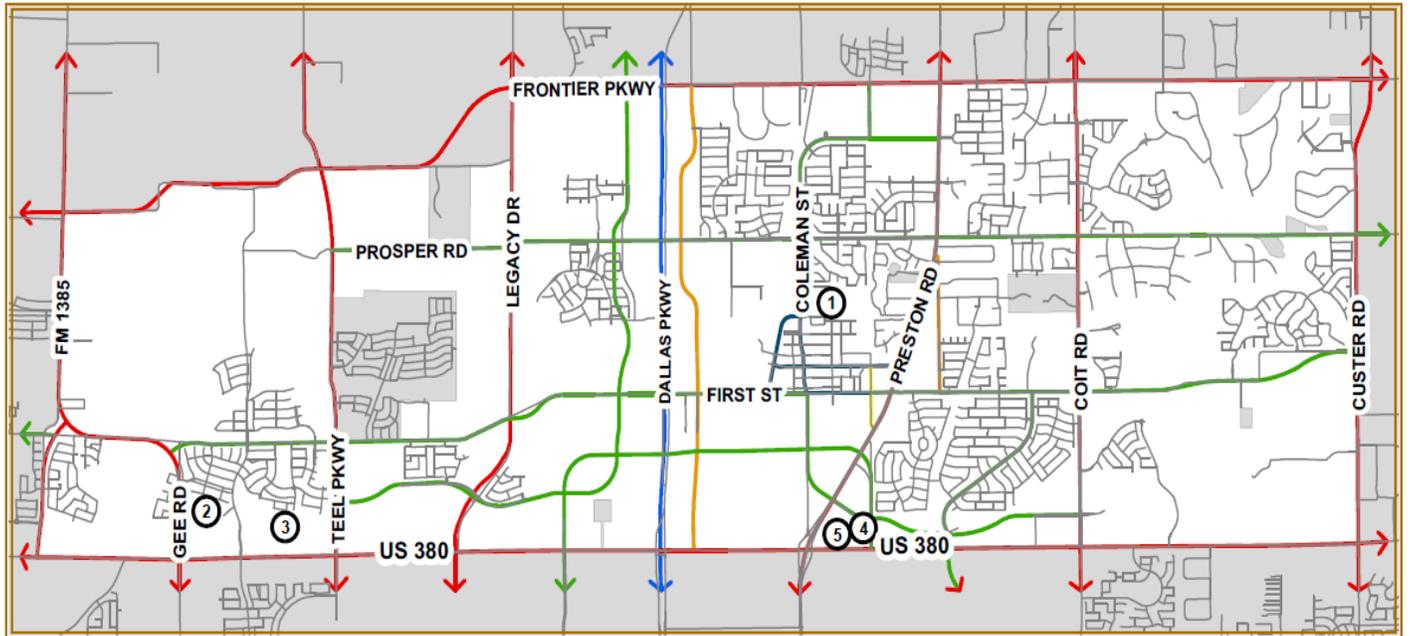
Mosquito Management Service



A contract for Mosquito Management Services has been executed. The scope of work includes trapping at three locations in Town and testing the mosquitoes for West Nile Virus. Testing of the trapped mosquitoes began on Wednesday, June 1, 2016.

PLANNING

May 2016 Zoning and Development Submittals



1

Reynolds Middle School Temporary Buildings (D16-0048)
Site Plan for temporary buildings, on 74.0± acres

2

Primrose Windsong Addition (D16-0049)
Final Plat for Primrose Windsong Addition, Block A, Lot 1, on 2.6± acres

3

St. Martin de Porres Catholic Church (D16-0050)
Site Plan for two buildings, a school and a parish hall, totaling 58,020 Sq. Ft., on 29.1± acres

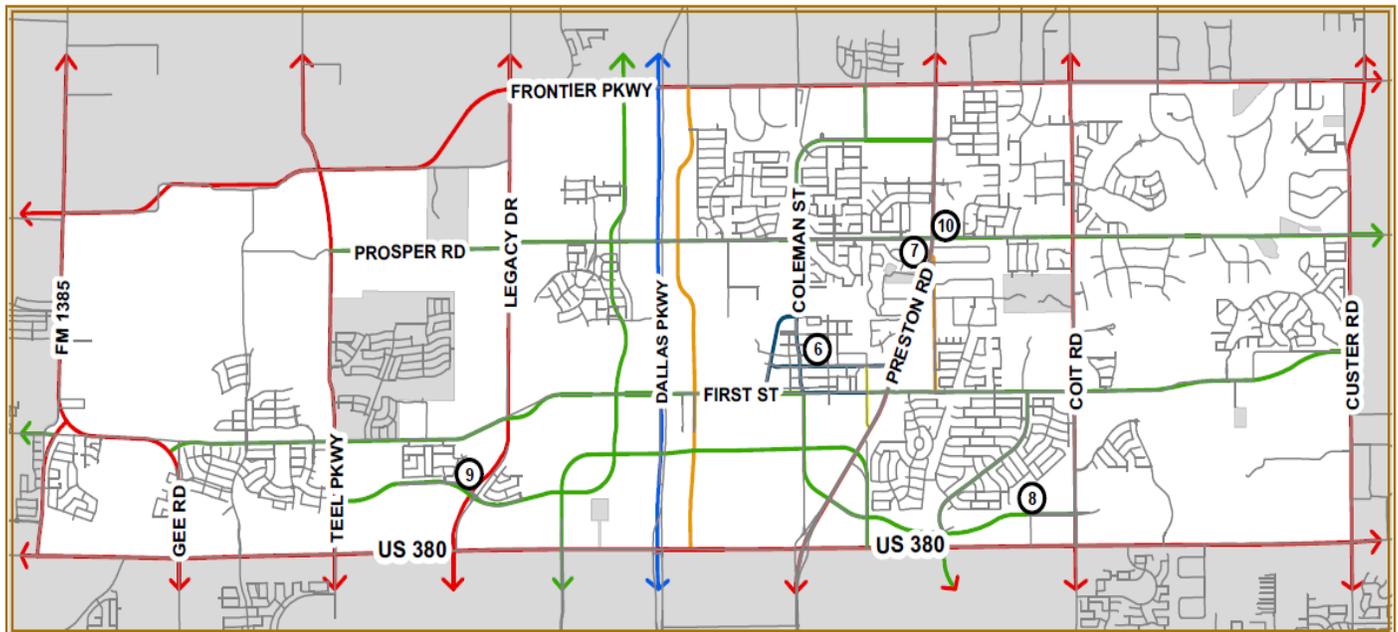
4

Gates of Prosper - Dick's Sporting Goods, Field & Stream and a Retail Shell Building (D16-0051)
Site Plan for two retail buildings totaling 108,000 Sq. Ft., on 13.4± acres

5

Gates of Prosper, Block A, Lot 4 (D16-0052)
Final Plat for Gates of Prosper, Block A, Lot 4, on 13.4± acres

May 2016 Zoning and Development Submittals Continued



6

Bryant's #1 Addition, Block 12, Lot 6R (D16-0053)

Site Plan for a 2,846 Sq. Ft. office building, on 0.3± acre

7

Preston 48 Addition, Block A, Lot 6R (D16-0054)

Site Plan for one mini-warehouse/public storage building (Blue Star Storage), on 0.5± acre

8

Whispering Gables Addition, Block A, Lot 3 (D16-0055)

Final Plat for Whispering Gables Addition, Block A, Lot 3, on 1.6± acres

9

Prosper Center (Z16-0011)

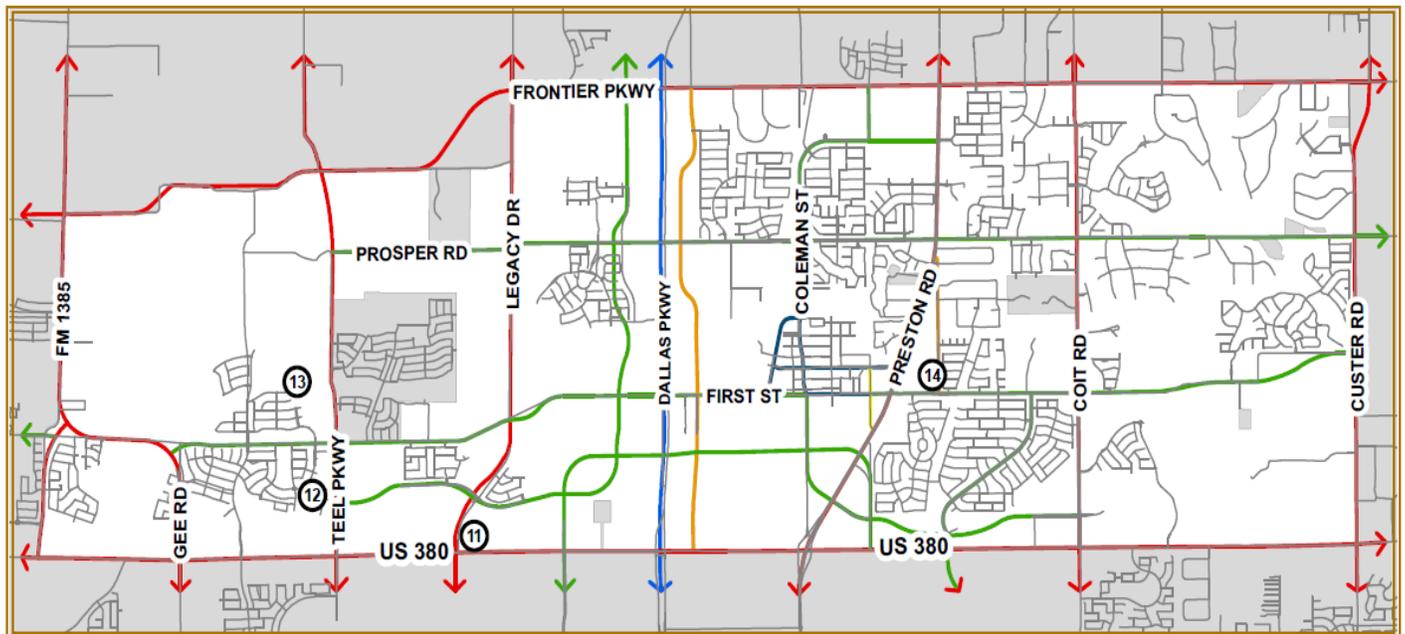
Request to amend a portion of PD-65 and rezone a portion of PD-48, for a single family detached senior living development, on 116.3± acres

10

Shops at Prosper Trail, Block A, Lot 3 (S16-0007)

Request for a Specific Use Permit for a retail building with a flat roof, parapet wall and cornice, in the Shops at Prosper Trail, Block A, Lot 3, on 1.3± acres

May 2016 Zoning and Development Submittals Continued

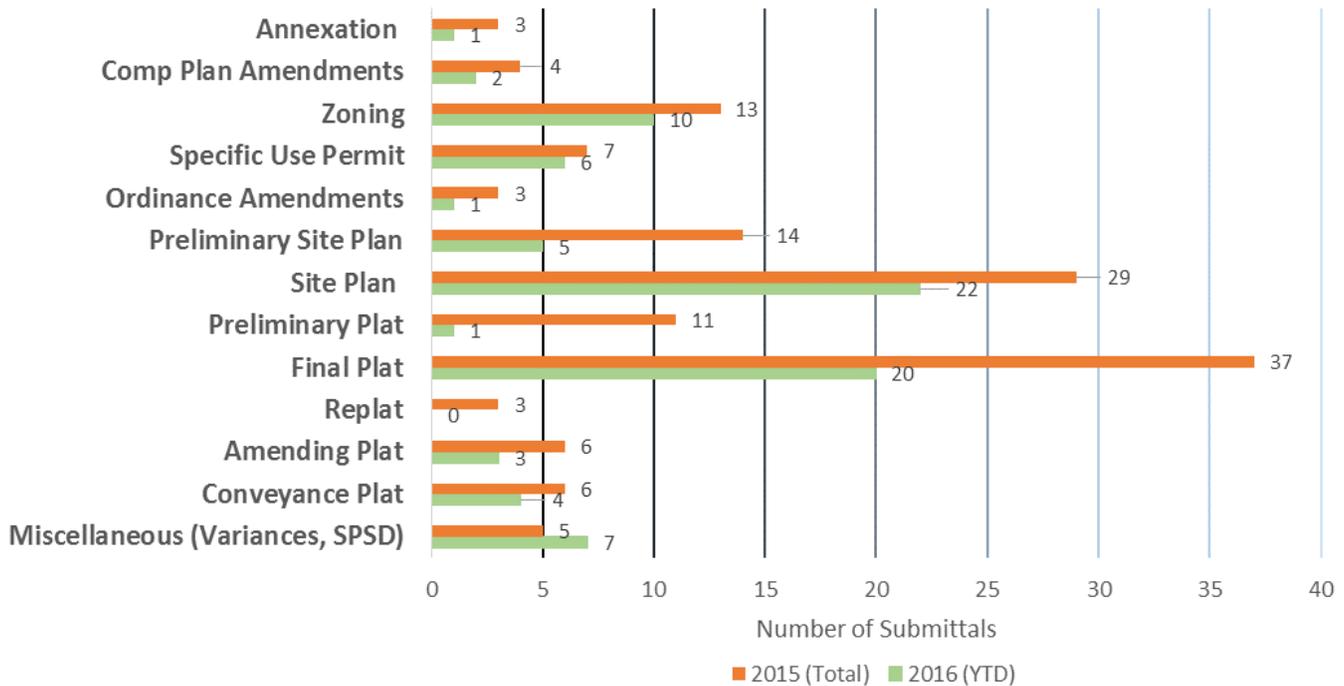


- 11** **The Villages at Legacy (V16-0002)**
Request for a Variance to the Sign Ordinance to allow for an off-premise subdivision monument sign
- 12** **Windsong Ranch Townhomes (MD16-0004)**
Request for a Façade Exemption for the Windsong Ranch Townhomes Mail Kiosk
- 13** **Windsong Ranch, Phase 4A Amenity Center (MD16-0005)**
Request for a Façade Exemption for the Windsong Ranch, Phase 4A Amenity Center
- 14** **Prosper Town Center, Phase 4, Block A, Lot 1 Tribute Memory Care (MD16-0006)**
Request for a Façade Exemption for Tribute Memory Care Facility

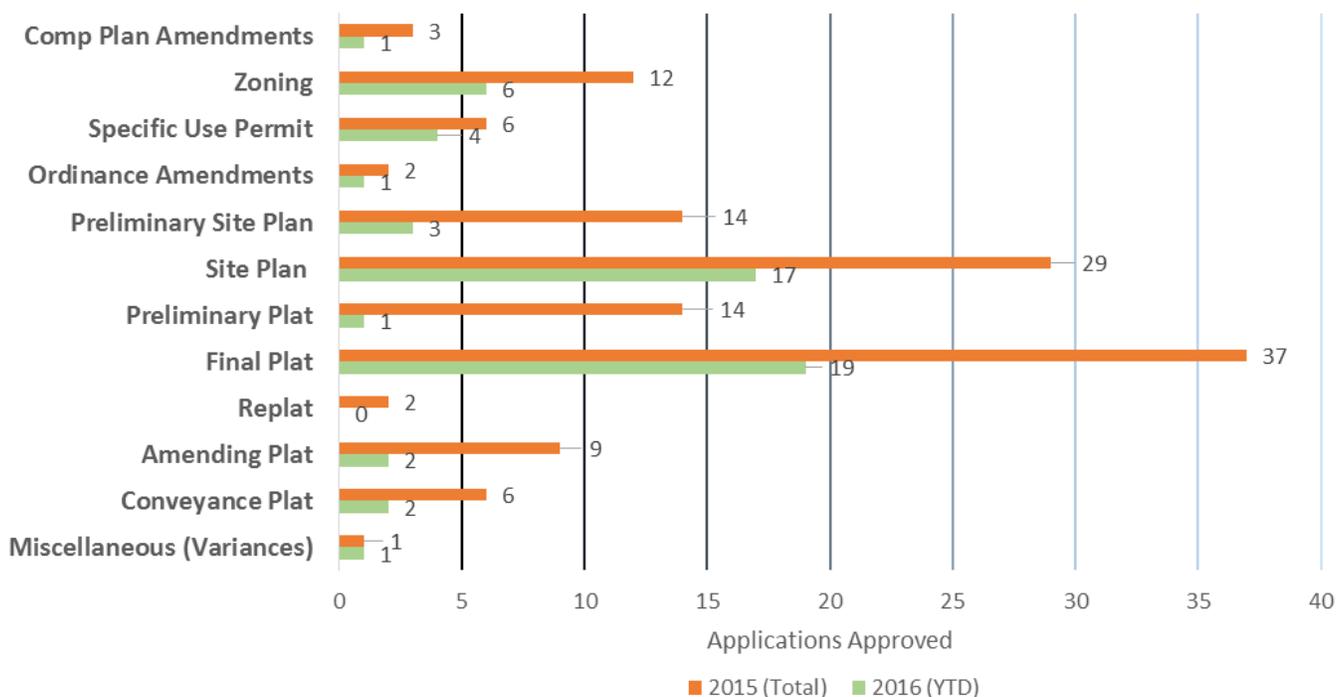
May & YTD Zoning and Development Submittals

	May 2015	May 2016	YTD 2015	YTD 2016
Submittals	13	14	61	82

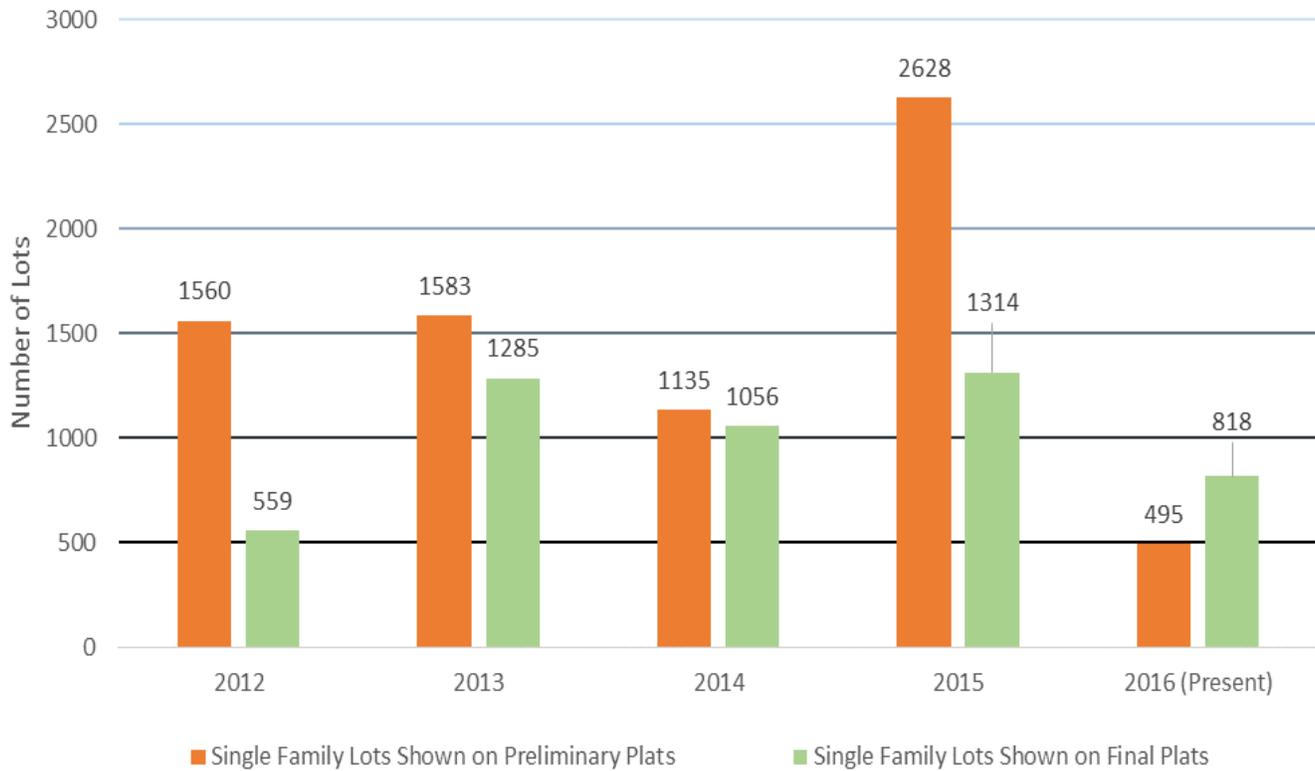
2015 (Total) and 2016 (YTD) Submittals by Type



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 fourteen (14) Development applications in May 2016.

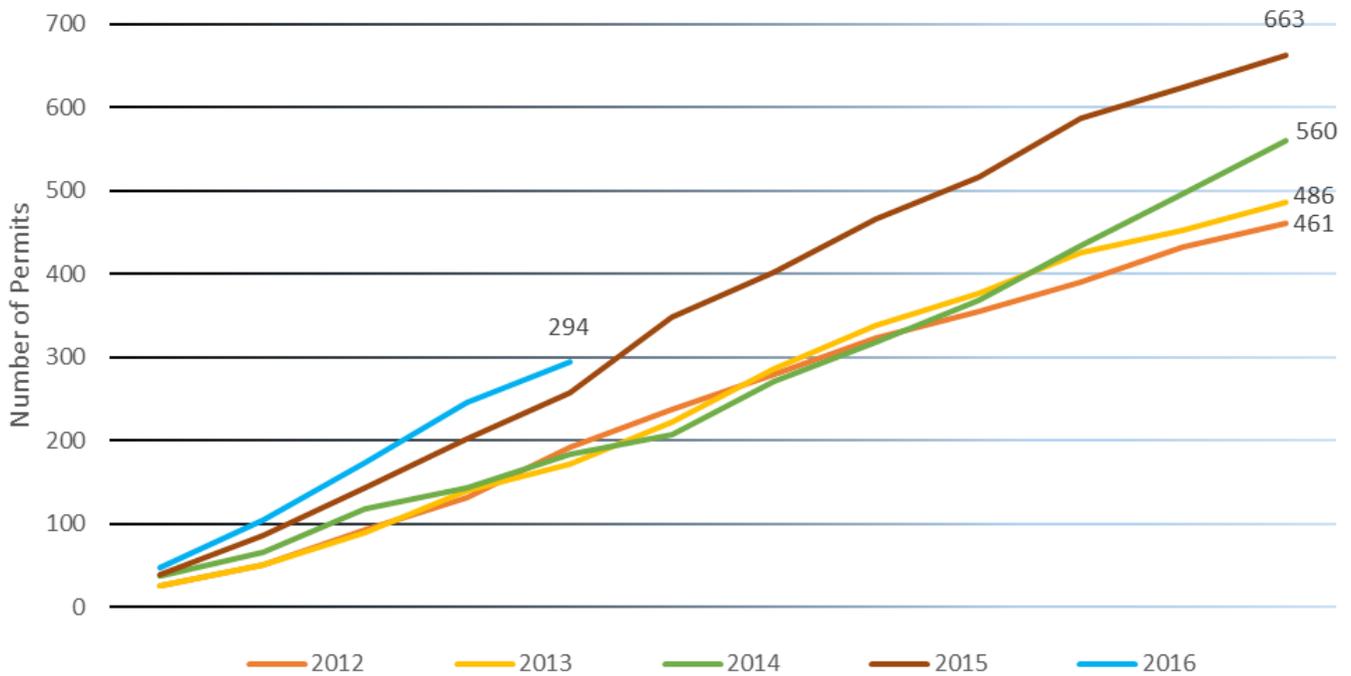
Ongoing Planning Projects

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	May	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
SF Res. Permits 2016	175	73	46				294
SF Res. Permits 2015	143	61	54	205	170	145	663
SF Res. Permits 2014	119	24	41	88	161	192	560
SF Res. Permits 2013	89	52	31	134	155	108	486
SF Res. Permits 2012	93	38	61	145	118	105	461

46 Single Family Building Permits Issued in the Month of May



Single Family Permits YTD by Subdivision

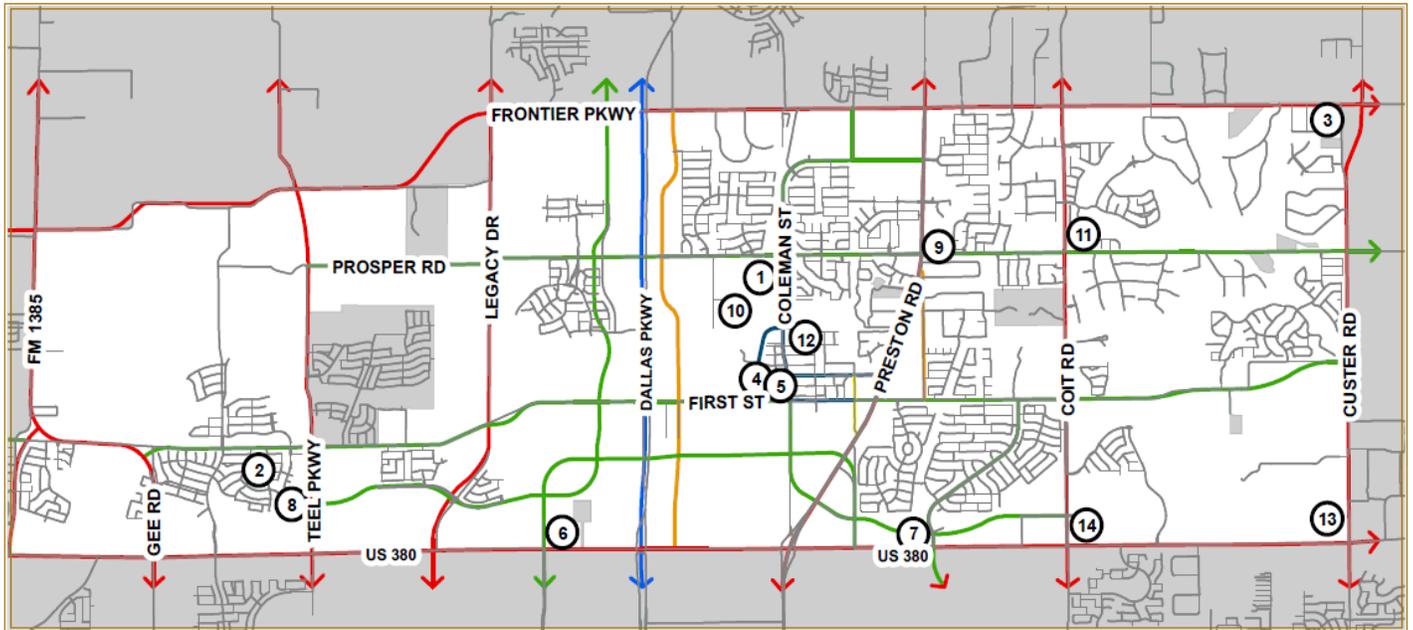
	Builders	Avg. Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued YTD	Permits Issued May 2016
Christie Farms	Dave R. Williams Homes Cleve Adamson Custom Homes	\$727,733	4,935	7,434	3	0
Crestview at Prosper	Megatel Homes, Inc.	\$417,435	3,850	4,911	1	1
Estates at Greenspoint	Hari Kiran Madugula Reig Inc. Melton Custom Homes Joseph Paul Homes	\$713,402	4,914	6,322	4	0
Frontier Estates	Meritage Homes	\$445,195	4,338	5,235	17	4
Gentle Creek Estates	Huntington Homes Darling Homes	\$564,958	4,300	5,384	22	3
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.	\$457,252	4,187	5,318	47	5
Lakes of Prosper	Highland Homes American Legend Homes	\$429,131	3,685	4,620	22	3
Lakes of Prosper North	Megatel Homes	\$398,515	3,899	4,688	12	1
Parks at Legacy	Ashton Woods Homes MHI—Plantation & Coventry	\$355,036	3,392	4,177	9	1
Saddle Creek	JPA Development M. Christopher Homes	\$497,641	4,592	5,855	5	0
Steeplechase Lake of Prosper	Sumeer Homes, Inc.	\$465,063	4,512	5,354	3	2
Tanner's Mill	Emerald Homes Our Country Homes	\$405,922	3,585	4,730	18	0
Village at Prosper Trail	Lions Gate Homes Megatel Homes Salient Homes	\$356,878	3,449	4,140	16	9
Whispering Farms	Dave R. Williams Homes	\$823,870	5,988	8,832	2	1
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	\$602,783	4,389	5,297	24	5
Wildwood Estates	Beazer Homes	\$407,671	3,181	4,006	14	1
Windsong Ranch	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes	\$522,501	3,843	4,766	65	10
Totals		\$483,785	3,969	4,989	294*	46

*February and April Reported Permits Adjusted

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

BUILDING INSPECTIONS – NON-RESIDENTIAL

Current Construction Activity



- | | |
|---|---|
| 1 Tuscan Town Square
(Retail/Office)
1061 North Coleman Street | 8 Prosper Fire Station #2 - Windsong
1140 South Teel Parkway |
| 2 Windsong Ranch Elementary
800 Copper Canyon Drive | 9 Shops at Prosper Trail
(Retail/Office)
1170 North Preston Road |
| 3 Custer Self Storage, Phase 2
5903 North Custer Road | 10 Prosper Business Park
700 Industry Way / 850 Cook Lane |
| 4 SJT Addition (Office)
181 South Main Street | 11 East Prosper Village (Retail)
1180 North Coit Road |
| 5 SJT Addition (Office)
161 West Third Street | 12 Prosper Montessori Academy
100 Gorgeous Road |
| 6 Texas Health Resources
1970 West University Drive | 13 Prosper Plaza (Lowe's)
4301 East University Drive |
| 7 La Cima Crossing (Shell Building)
1361 East University Drive | 14 Prosper Crossing (CVS Pharmacy)
4251 East University Drive |



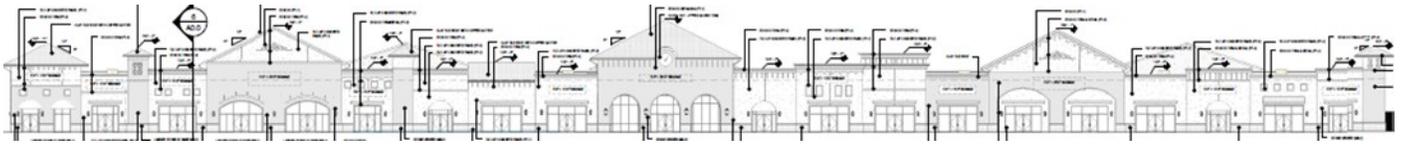
1. Tuscan Town Square (Retail/Office)

1061 North Coleman Street

Valuation – \$4,000,000

Square Footage – 36,575

Permit Issued – March 20, 2015



2. Windsong Ranch Elementary School

800 Copper Canyon Drive

Valuation – \$18,500,000

Square Footage – 94,056

Permit Issued – June 29, 2015



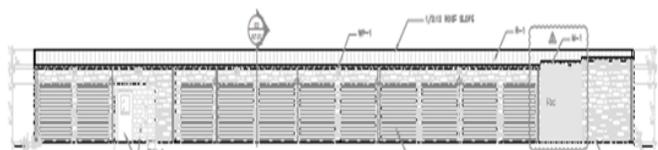
3. Custer Self Storage, Phase 2

5903 North Custer Road

Valuation – \$2,654,960

Square Footage – 30,809

Permit Issued – June 1, 2015



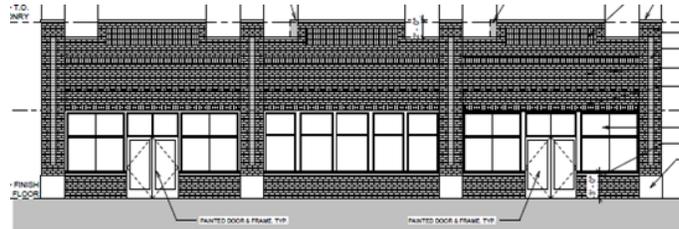
4. SJT Addition (Office)

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





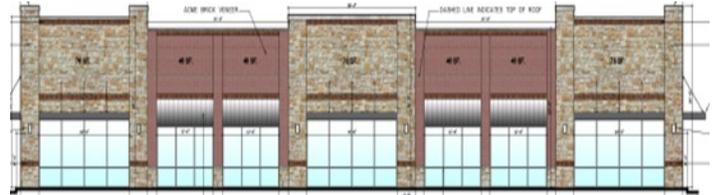
7. La Cima Crossing (Retail)

1361 East University Drive

Valuation – \$1,078,622

Square Footage – 10,215

Permit Issued – September 29, 2015



8. Prosper Fire Station #2 – Windsong

1140 South Teel Parkway

Valuation – \$6,500,000

Square Footage – 14,960

Permit Issued – September 16, 2015



9. Shops at Prosper Trail (Retail/Office)

1170 North Preston Road

Valuation – \$5,623,056

Square Footage – 45,000

Permit Issued – February 9, 2016





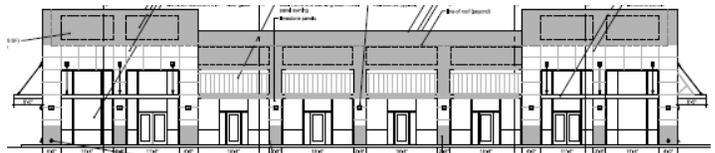
10. Prosper Business Park

700 Industry Way / 850 Cook Lane
Valuation – \$2,000,000 per building
Square Footage – 20,150 per building
Permit Issued – April 15, 2016



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 Crossing (CVS Pharmacy)

4251 East University Drive

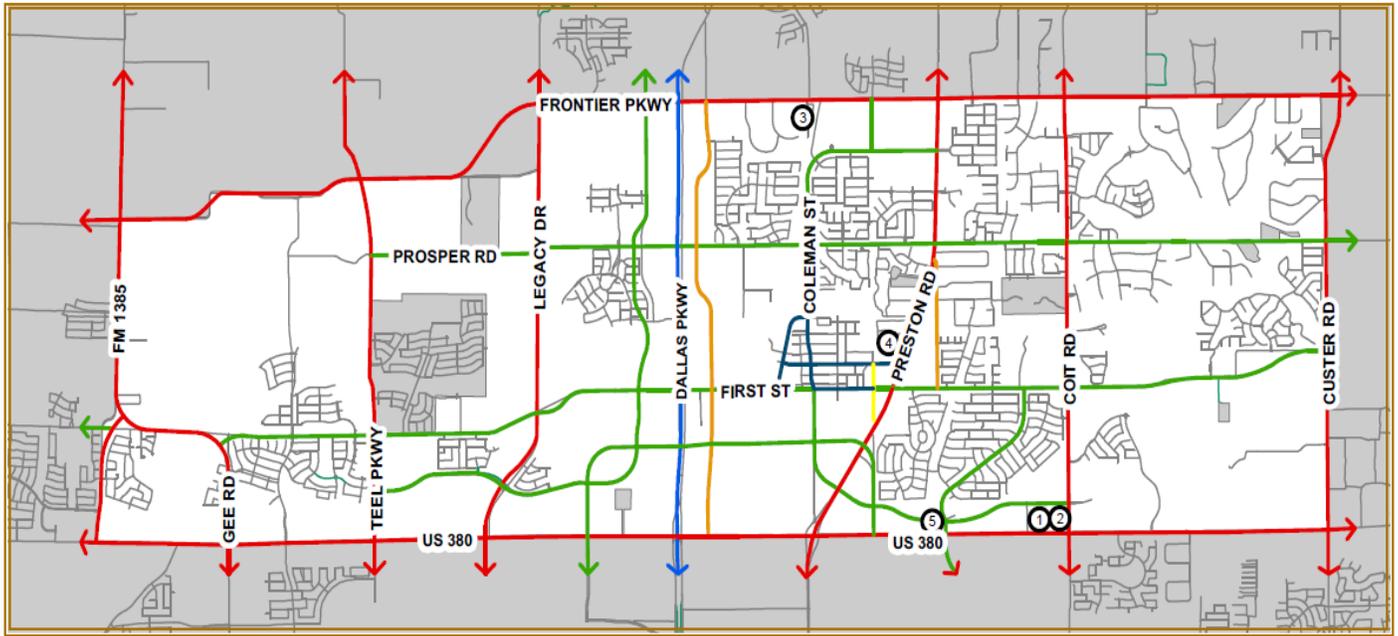
Valuation – \$1,400,00

Square Footage – 14,600

Permit Issued – April 21, 2016



May 2016 Certificates of Occupancy Issued



1

EDC Mooreland, LLC - 450 Sq. Ft. Business Office
1241 Prosper Commons Boulevard, Suite 115

2

Green Mechanical Services - 375 Sq. Ft. Business Office
1241 Prosper Commons Boulevard, Suite 106

3

Motosports Factory NTX- 2,400 Sq. Ft. Automotive Repair, Minor
133 Dylan Drive, Suite G

4

Bietsch Orthodontics - 1,620 Sq. Ft. Medical Office
221 North Preston Road, Suite A

5

Valero Cornerstore - 4,863 Sq. Ft. Convenience Store with Fuel Pumps
1411 East University Drive
Previously Operating Under a Temporary Certificate of Occupancy

May & YTD Certificates of Occupancy Issued

	May 2015	May 2016	YTD 2015	YTD 2016
Certificate of Occupancy	8	5	31	24

BUILDING INSPECTIONS – SUMMARY

	May 2015	May 2016	YTD 2015	YTD 2016
Number of Working Days	21	21	107	104
Rollovers (Month)	0	0	1,838	0
Average Daily Inspections	174	116*	191	106*

Residential Building Permits Issued and Inspections

	May 2015	May 2016	YTD 2015	YTD 2016
Residential House Permits	54	46	258	294
Residential Inspections	3,598	2,333*	20,221	10,429*

*Residential inspection types consolidated as of Summer 2015

Multifamily Under Construction



300 Multifamily Units
Under Construction at
Adara Windsong Ranch

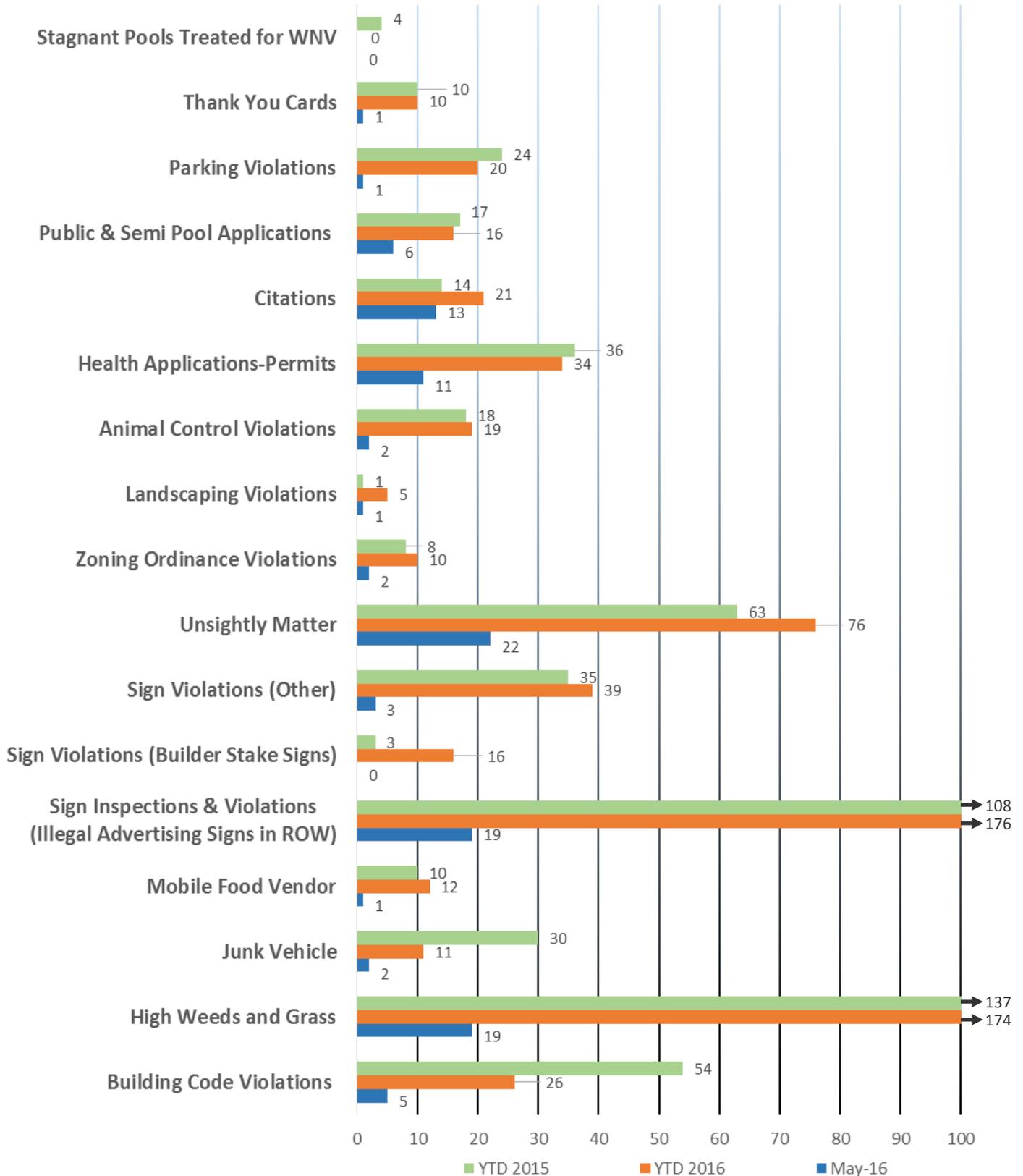


Non - Residential Building Permits Issued and Inspections

	May 2015	May 2016	YTD 2015	YTD 2016
Commercial Building	5	2	7	19
Commercial Shell Building	0	5	2	9
Commercial Finish Out	4	2	16	6
Commercial Inspections	54	96	266	640

CODE COMPLIANCE

Monthly and YTD Inspections Performed



Current Cases



209 West Fifth Street

Failure to remove illegal open storage consisting of pallets and tires

408 West Fifth Street

Failure to maintain high weeds below 12 inches in the right-of-way



May 2016 Health Inspections

Business Name	Business Type	Address	Score	Pass/Fail
Windsong Elementary	Pre-Opening School Cafeteria	800 Copper Canyon	N/A	Passed
Lakes of La Cima HOA	Semi-Public Swimming Pool	1000 La Cima	N/A	Passed
Glenbrooke HOA	Semi-Public Swimming Pool	1001 Glenbrooke	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.