



# Development Services Monthly Report

November 2016

## Development at a Glance

Single Family Permits Issued – 40

Single Family Houses Finaled – 60

Certificates of Occupancy Issued – 6

Zoning/Development Applications Submitted – 11

*Detailed permit information contained within the report*

## Town Hall Zoning Approved by Town Council



At the November 8th meeting of the Prosper Town Council, the Council approved the re-zoning of 4.6± acres in Prosper's downtown to accommodate the development of a new Town Hall. The new Town Hall will be a 3-story, 52,770 square foot facility and will house the Town's primary governmental departments, Council Chambers and the Library.

Town of Prosper  
Development Services

Planning  
Building Inspections  
Code Compliance

Physical Address:  
409 East First Street  
Prosper, Texas 75078

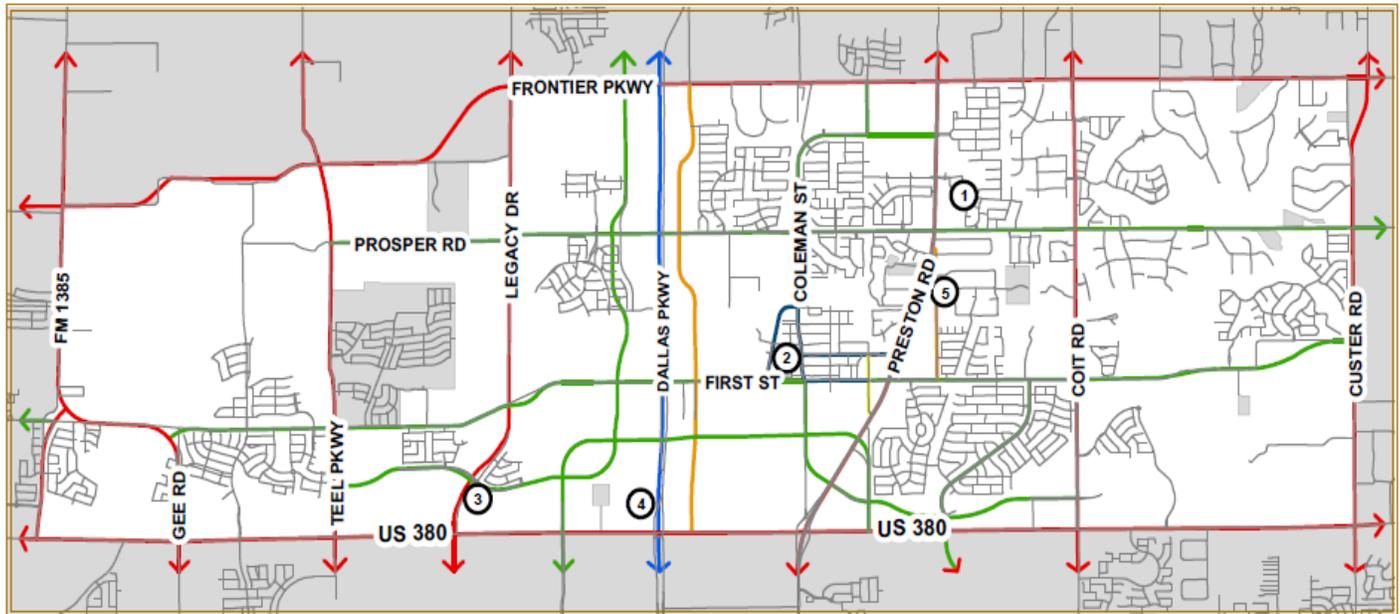
Mailing Address:  
P.O. Box 307  
Prosper, Texas 75078

Phone: 972.346.3502

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

# PLANNING

## November 2016 Zoning and Development Submittals



1

### **Shops at Prosper Trail, Block A, Lot 10 (D16-0080)**

Amending Plat for Shops at Prosper Trail, Block A, Lot 10, on 2.1± acres

2

### **Bryant's 1st Addition, Block 3, Lots 12R and 19 (D16-0081)**

Replat for Bryant's 1st Addition, Block 3, Lots 12R and 19, on 0.1± acre

3

### **Prosper Center, Block A, Lot 1 and Block D, Lot 1 (D16-0082)**

Revised Conveyance Plat of Prosper Center, Block A, Lot 1 and Block D, Lot 1, on 134.0± acres

4

### **Prosper West (D16-0083)**

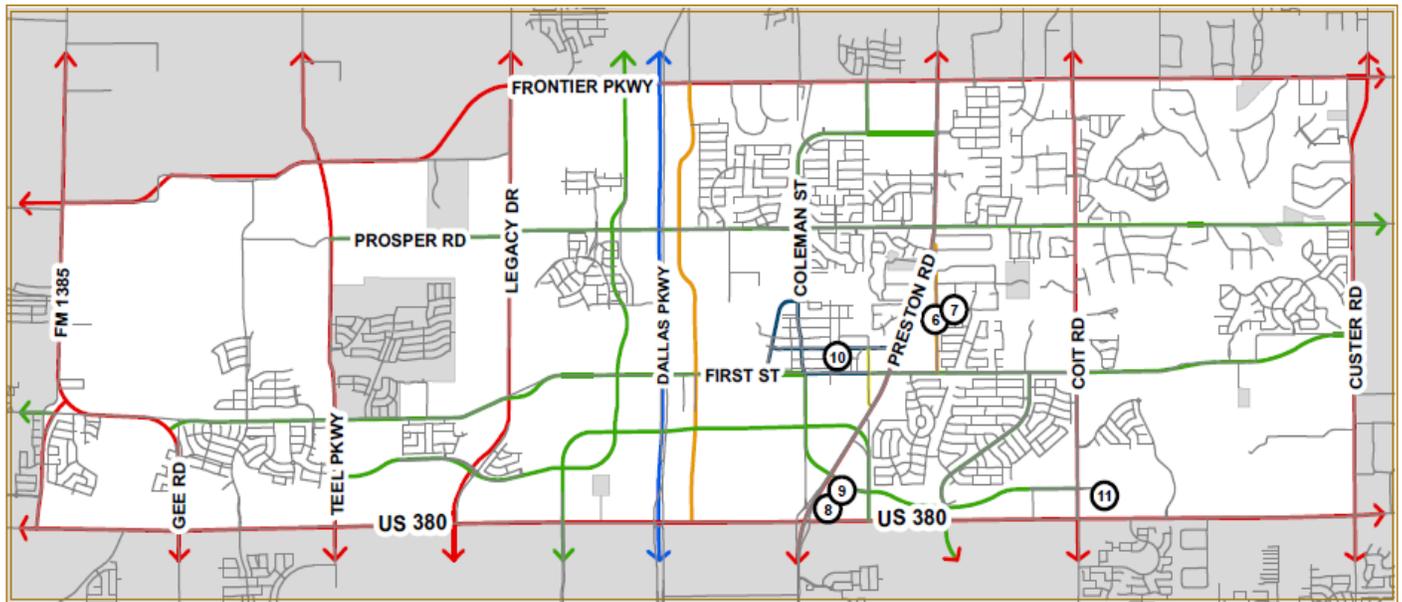
Preliminary Site Plan for Prosper West, a mixed-use development consisting of eight buildings, approximately 327,300± square feet, and containing offices, hotel, multi-family, retail and restaurant uses, on 55.4± acres

5

### **Childrens Lighthouse, Block A, Lots 1 and 2 (D16-0084)**

Conveyance Plat for Childrens Lighthouse Prosper Addition, Block A, Lots 1 and 2, on 3.3± acres

## November 2016 Zoning and Development Submittals Continued



6

### **Childrens Lighthouse, Block A, Lots 1 and 2 (D16-0085)**

Final Plat for Childrens Lighthouse Prosper Addition, Block A, Lots 1 and 2, on 3.3± acres

7

### **Childrens Lighthouse, Block A, Lot 1 (D16-0086)**

Site Plan for a 11,120 square foot child day care center (Childrens Lighthouse), on 1.6± acres

8

### **Gates of Prosper, Block A, Lot 7 (D16-0087)**

Site Plan for a 7,718 square foot restaurant (Texas Roadhouse), on 2.9± acres

9

### **Gates of Prosper, Block A, Lot 7 (D16-0088)**

Final Plat for Gates of Prosper, Block A, Lot 7, on 2.9± acres

10

### **510 East Third Street (Z16-0026)**

Request to rezone 0.5± acre from Single Family-15 (SF-15) to Planned Development-Downtown Single Family, to facilitate the development of two single family residences

11

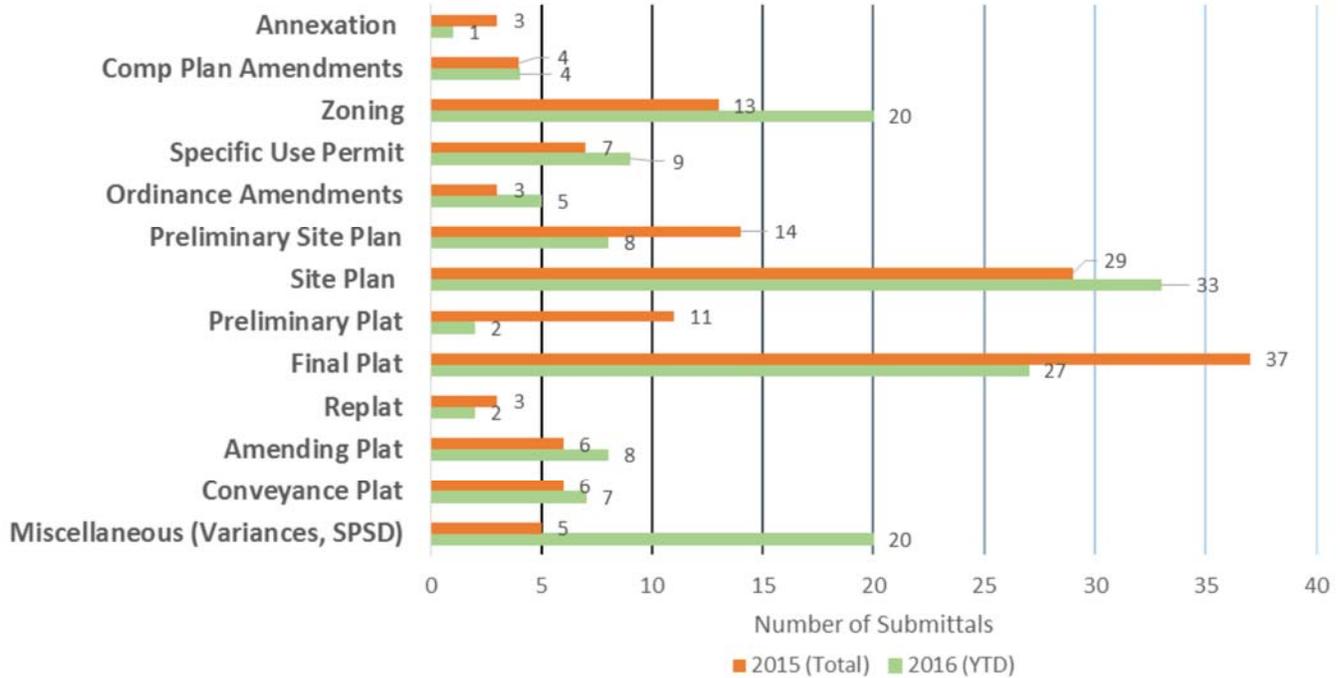
### **Prosper Crossing (Z16-0027)**

Request to amend 83.6± acres of Planned Development-38 (PD-38) to facilitate the development of a big box grocery store (Market Street) and a convenience store with a drive-thru and fuel station

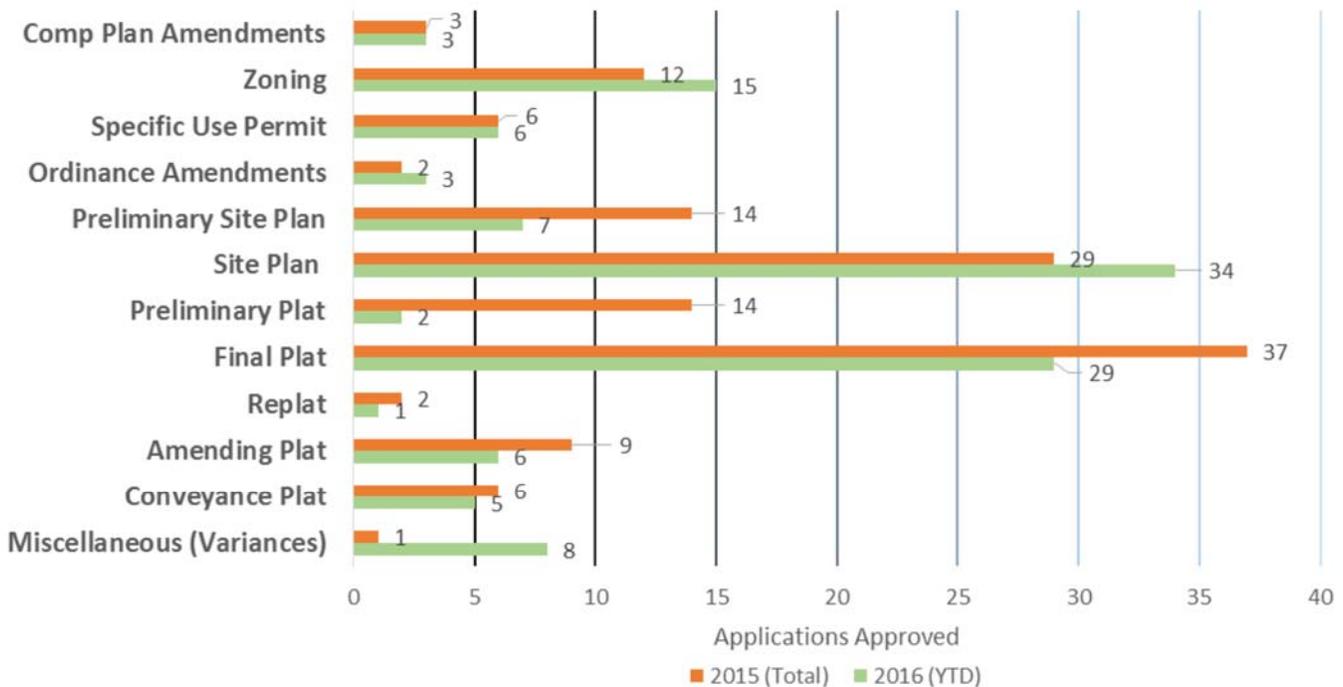
## November & YTD Zoning and Development Submittals

	Nov. 2015	Nov. 2016	YTD 2015	YTD 2016
<b>Submittals</b>	18	11	118	146

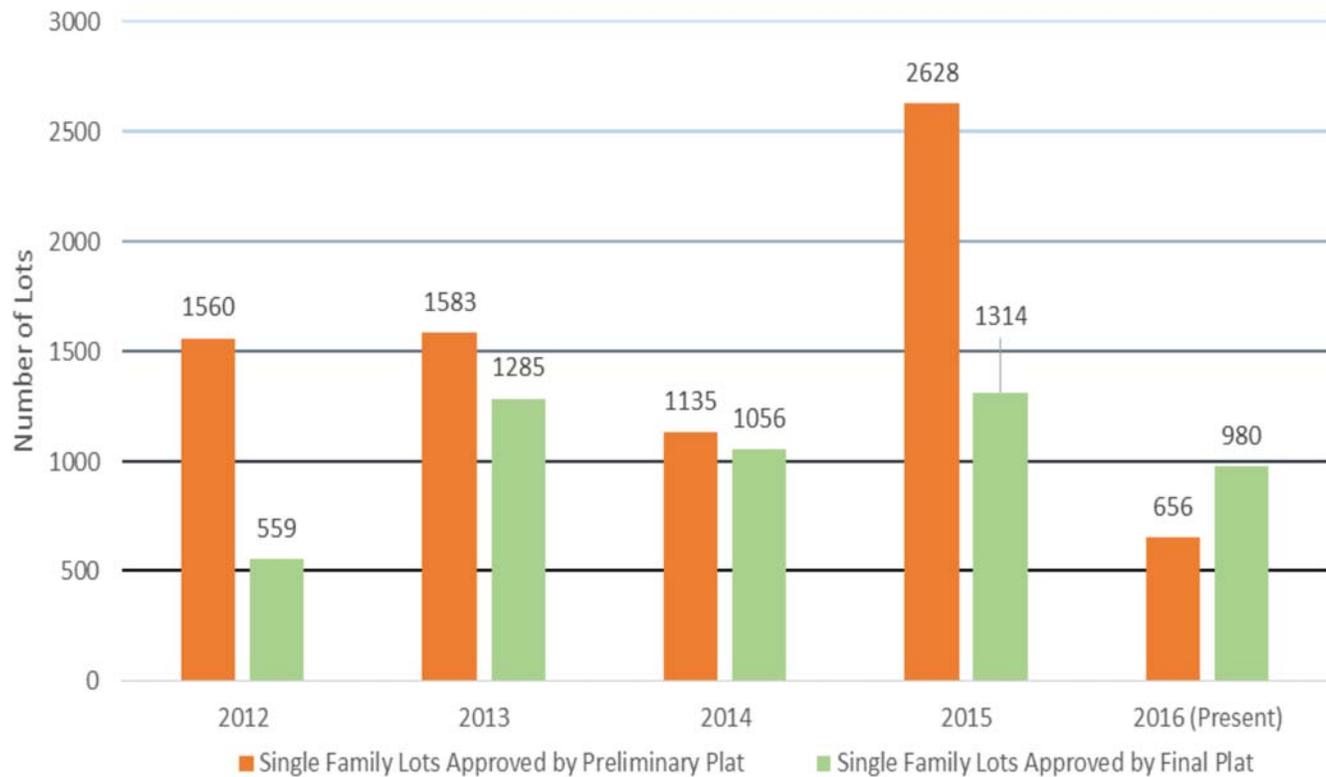
### 2015 (Total) and 2016 (YTD) Submittals by Type



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



## Single Family Lots Approved by P&Z



## P&Z Action

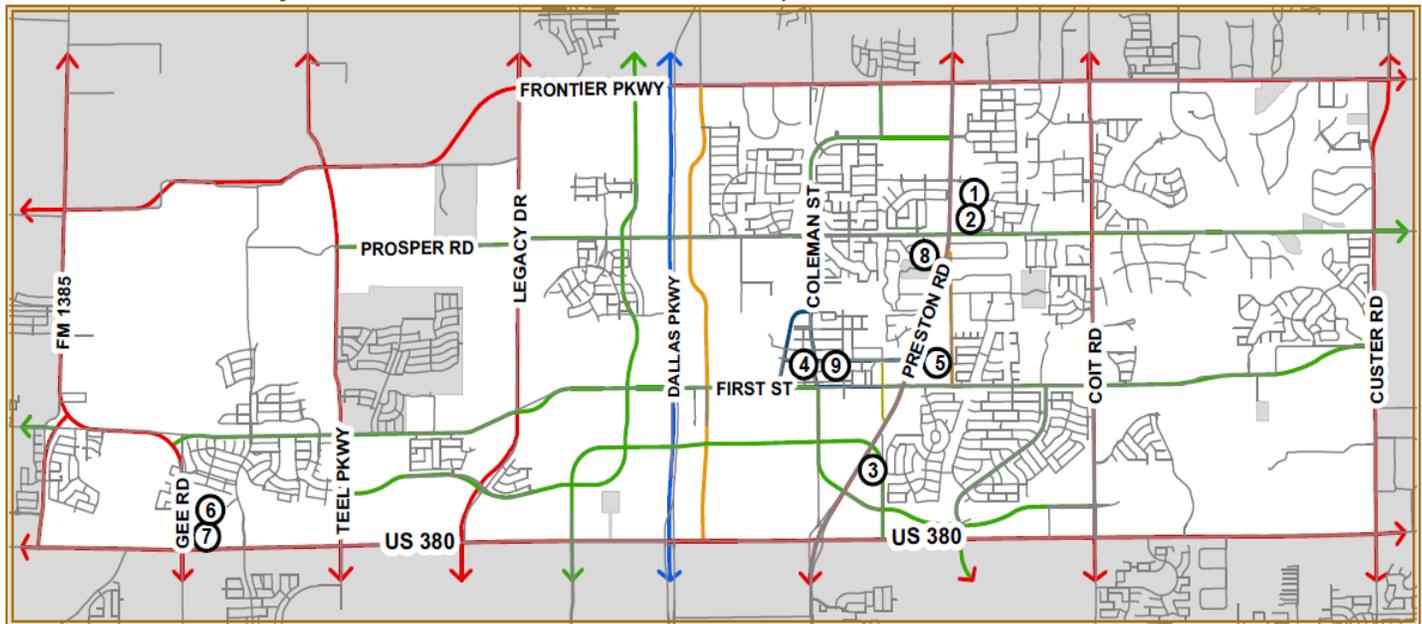
The Planning & Zoning Commission acted on twelve (12) Development applications in November 2016.

## 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:

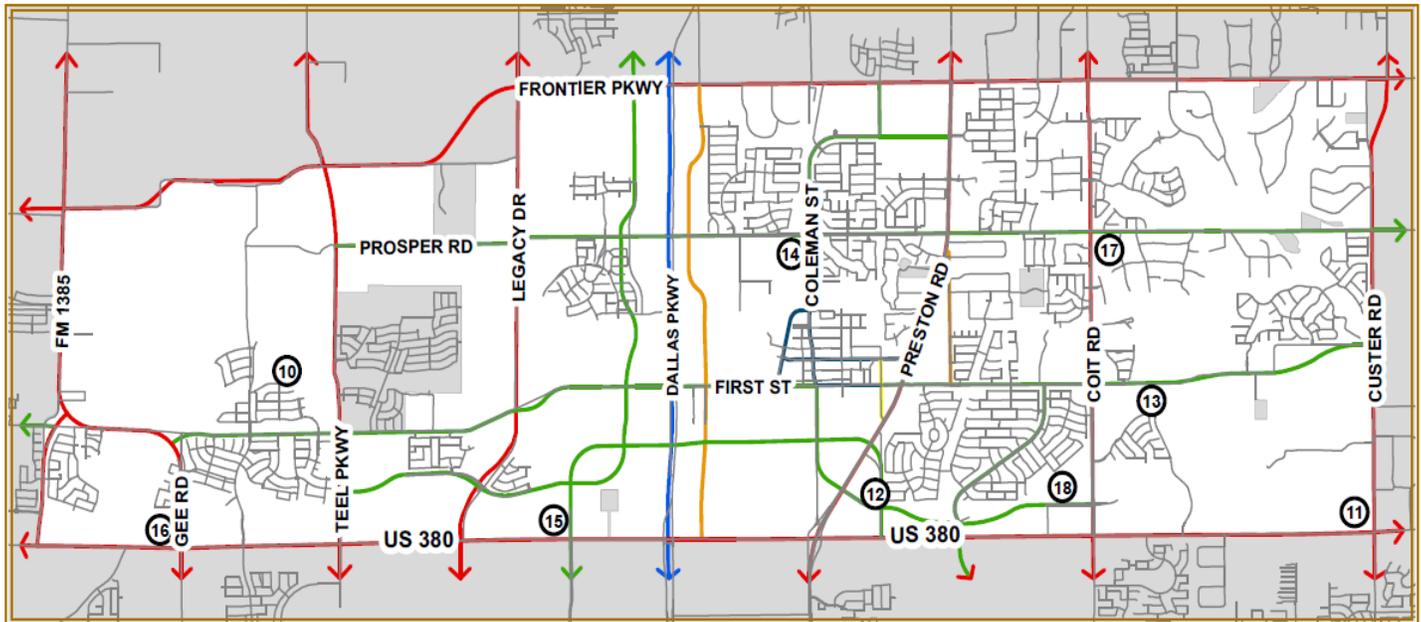
- Update the Subdivision Ordinance
- Update nonresidential development standards
- Phase One Old Town Planning assessment study
- Reformat the Zoning Ordinance to improve ease of use
- Amend the Comprehensive Plan to provide an equivalency table between Zoning Districts and Future Land Use Designations

## Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	<b>Shops at Prosper Trail, Lot 10</b>	NEC Preston Road/Prosper Trail	Retail Shell Building	Building permit under review. Engineering—Civil plans approved. Preconstruction meeting not scheduled.	19,600	D16-0073
2	<b>Shops at Prosper Trail, Lot 3</b>	1160 North Preston Road	Retail Shell Building	Building permit approved. Engineering—Civil plans under review.	5,600	D16-0018
3	<b>Chili's</b>	1081 South Preston Road	Restaurant	Building permit under review. Engineering—Civil plans approved. Preconstruction meeting not scheduled.	6,046	D16-0070
4	<b>Brown &amp; Griffin Office</b>	307 East First Street	One-Story Office Building	No building permit application. Engineering—Civil plans under review.	4,550	D16-0067
5	<b>DPG Executive Office Building</b>	130 North Preston Road	Three-Story Office Building	No building permit application. Engineering—Civil plans under review.	37,884	D16-0064
6	<b>Windsong Ranch Marketplace, Lot 4</b>	NEC US 380/ Gee Road	Retail Strip	Building permit under review. Engineering—Civil plans approved. Infrastructure being installed.	31,345	D16-0056
7	<b>Windsong Ranch Marketplace, Lot 3</b>	4780 West University Drive	Retail Shell Building	Building permit under review. Engineering—Civil plans approved. Preconstruction meeting not scheduled.	6,091	D16-0035
8	<b>Blue Star Storage</b>	1140 East Prosper Trail	Mini-Warehouse Building	No building permit application. Infrastructure in place.	22,750	D16-0054
9	<b>Wescoat Office Building</b>	212 East Broadway	One-Story Office Building	Building permit under review. Engineering—Civil plans approved. Preconstruction meeting not scheduled.	2,846	D16-0053

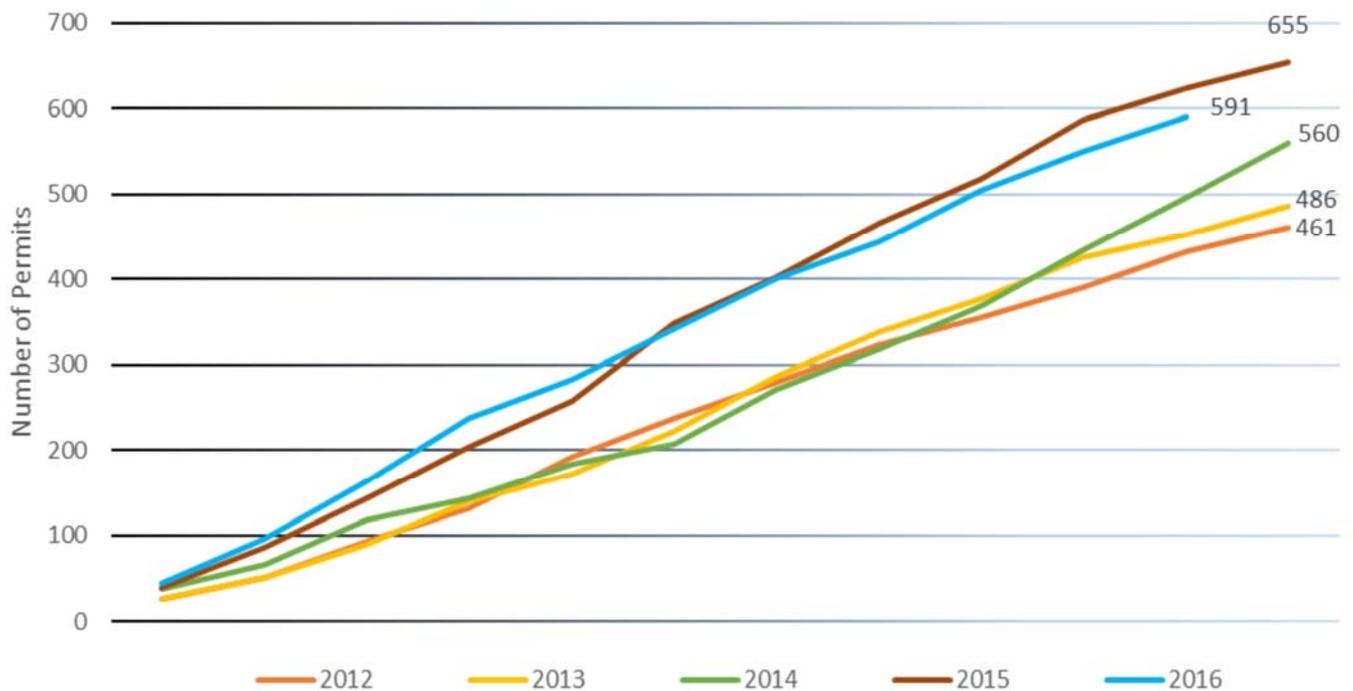
## Shovel Ready—Non-Residential Project Status Continued



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
10	<b>Windsong Ranch Amenity Center #2</b>	4000 Pepper Grass Lane	Residential Amenity Center	No building permit application. Engineering—Civil plans approved. Infrastructure being installed	3,395	D16-0046
11	<b>Prosper Plaza Kroger</b>	4201 East University	Grocery Store & Fuel Center	No building permit application. Engineering—Civil plans approved. Preconstruction meeting not scheduled.	123,590	D16-0013
12	<b>Gates of Prosper Retail</b>	700 Richland Boulevard	Retail Building—Dick’s/Field & Stream	Building permit approved. Engineering—Civil plans approved. Infrastructure being installed.	88,400	D16-0051
13	<b>Lakewood Amenity Center</b>	2821 Meadowbrook Boulevard	Residential Amenity Center	No building permit application. Engineering—Civil plans approved. Preconstruction meeting not scheduled.	2,100	D16-0003
14	<b>Eagles Crossing, Phase 2</b>	881 North Coleman Street	Multi-Tenant, General Office, Medical Office and Retail Suites	No building permit application. Engineering—Civil plans approved. Preconstruction meeting held.	21,730	D15-0066
15	<b>Longo Toyota of Prosper</b>	2100 West University Drive	Automobile Dealership	Building permit under review. Engineering—Civil plans approved. Infrastructure being installed.	45,436	D15-0090
16	<b>RaceTrac</b>	4870 West University Drive	Convenience Store with Fuel Pumps	Building permit under review. Engineering—Civil plans under review.	5,488	D14-0072
17	<b>Whispering Farms Commercial</b>	SEC Coit Road/ Prosper Trail	Medical Office	No building permit application. Engineering—Civil plans under review.	14,621	D15-0063
18	<b>Rogy’s Learning Place</b>	2301 Richland Boulevard	Child Day Care Center	Building permit under review. Engineering—Civil plans approved. Infrastructure being installed.	12,010	D15-0052
				Total	453,482	

# BUILDING INSPECTIONS – RESIDENTIAL

## Number of Single Family Residential Permits Issued Annually



## Number of Single Family Residential Permits Issued by Quarter

	1st Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	Oct.	Nov.	4 <sup>th</sup> Quarter	Total
<b>SF Res. Permits 2016</b>	164 <sup>†</sup>	178	163	46	40		591
<b>SF Res. Permits 2015</b>	143	200	170	70	37	142	655 <sup>†</sup>
<b>SF Res. Permits 2014</b>	119	88	161	66	62	192	560
<b>SF Res. Permits 2013</b>	89	134	155	48	26	108	486
<b>SF Res. Permits 2012</b>	93	145	118	34	43	105	461

<sup>†</sup>Updated to reflect building permit withdrawals from Tanner's Mill subdivision

40 Single Family Building Permits Issued in the Month of November



## Single Family Permits YTD by Subdivision

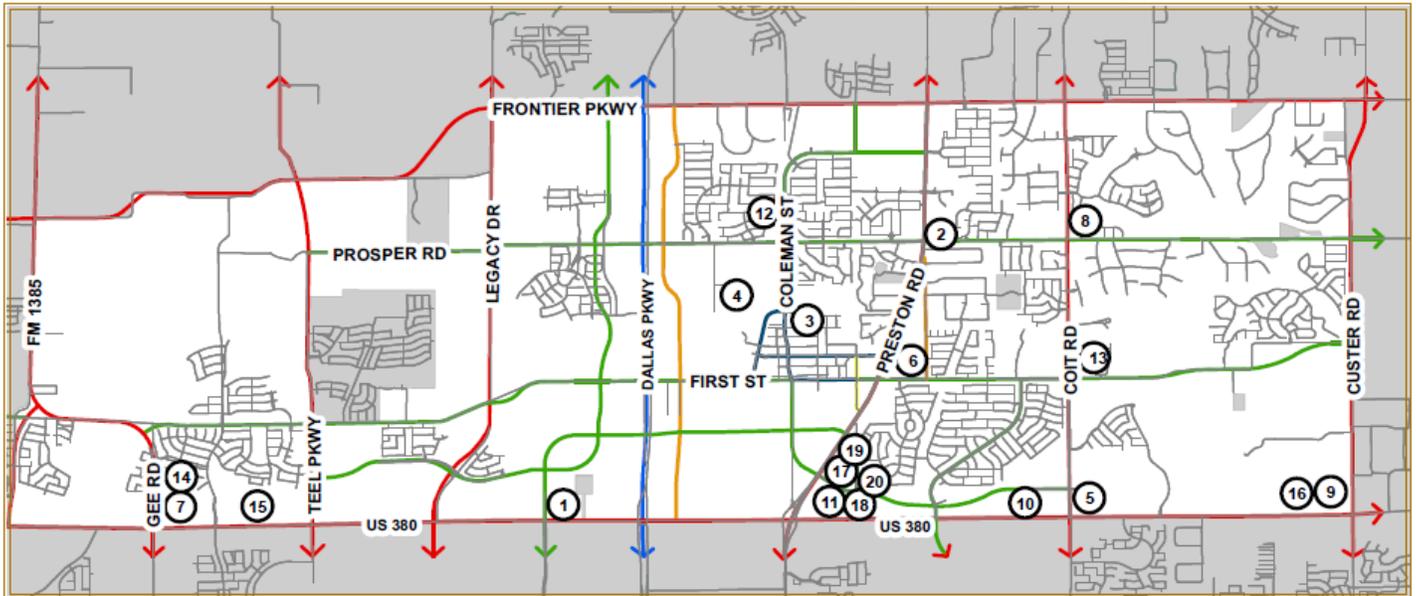
	<b>Builders</b>	<b>Avg. Permit Value</b>	<b>Avg. HVAC Sq. Ft.</b>	<b>Avg. Gross Building Sq. Ft.</b>	<b>Permits Issued YTD</b>	<b>Permits Issued November 2016</b>
<b>Christie Farms</b>	Dave R. Williams Homes Cleve Adamson Custom Homes Crest Custom Homes M. Christopher Diversified	\$710,897	5,097	7,405	8	1
<b>Crestview at Prosper</b>	Megatel Homes, Inc.	\$438,663	4,199	5,152	6	0
<b>Estates at Greenspoint</b>	Hari Kiran Madugula Reig Inc. Melton Custom Homes Joseph Paul Homes	\$713,402	4,914	6,322	4	0
<b>Falls at Prosper</b>	Oakdale Homes	\$432,395	4,529	5,087	1	1
<b>Frontier Estates</b>	Meritage Homes Our Country Homes Windsor Homes	\$450,972	4,310	5,282	34	2
<b>Gentle Creek Estates</b>	Huntington Homes Darling Homes Dave R. Williams Homes	\$575,019	4,231	5,395	42	0
<b>Glenbrooke Estates</b>	DR Horton	\$244,120	2,182	2,872	2	0
<b>Hawk Ridge</b>	DR Horton	\$285,029	2,556	3,353	14	1
<b>Lakes of La Cima</b>	Gehan Homes Bloomfield Homes Gallery Custom Homes Oak Creek Custom Homes JPA Development Corp.	\$462,317	4,194	5,343	78	1
<b>Lakes of Prosper</b>	Highland Homes American Legend Homes David Weekley Homes	\$439,619	3,636	4,543	52	7
<b>Lakes of Prosper North</b>	Megatel Homes	\$384,561	3,733	4,524	16	1
<b>Parks at Legacy</b>	Ashton Woods Homes MHI—Plantation & Coventry	\$355,239	3,524	4,287	27	2
<b>Preserve at Doe Creek</b>	M/I Homes	\$229,500	2,038	2,700	3	3
<b>Prestonview Estates</b>	RAM Services	\$575,000	4,652	5,250	1	0
<b>Prosper Lake on Preston</b>	Bloomfield Homes	\$700,000	4,301	5,721	1	0
<b>Saddle Creek</b>	JPA Development M. Christopher Homes Parkway Building & Design Megatel Homes Hewitt Custom Homes	\$480,913	4,479	5,658	10	1
<b>Steeplechase Lake of Prosper</b>	Sumeer Homes, Inc.	\$465,063	4,512	5,354	3	0
<b>Tanner's Mill</b>	Emerald Homes Our Country Homes	\$399,821	3,477	4,574	13	0
<b>Village at Prosper Trail</b>	Lions Gate Homes Megatel Homes Salient Homes A1 Properties	\$361,678	3,480	4,176	19	0
<b>Whispering Farms</b>	Dave R. Williams Homes Aaron Wallrath Custom Homes M. Christopher Diversified Marley Homes LLC	\$917,639	6,200	8,626	4	0
<b>Whispering Meadows</b>	Dave R. Williams Homes	\$664,411	4,374	6,644	9	0
<b>Whitley Place</b>	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes Tim Jackson Custom Homes	\$588,102	4,343	5,432	58	3
<b>Wildwood Estates</b>	Beazer Homes Dunaway Construction Group	\$423,962	3,351	4,231	23	1
<b>Windsong Ranch</b>	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes Highland Homes Britton Homes/Perry Homes American Legend Homes	\$517,562	3,652	4,482	163	16
<b>Totals</b>		\$487,892	3,890	4,887	591*	40

\*Jan., Feb., and April Reported Permits Adjusted

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

# BUILDING INSPECTIONS – NON-RESIDENTIAL

## Current Construction Activity—Total of 1,120,402 Square Feet



- |   |  |
|---|--|
| <p><b>1</b> Texas Health Resources<br/>1970 West University Drive</p> <p><b>2</b> Shops at Prosper Trail<br/>1170 North Preston Road</p> <p><b>3</b> Prosper Montessori Academy<br/>100 Gorgeous Road</p> <p><b>4</b> Prosper Business Park<br/>Industry Way/Cook Lane</p> <p><b>5</b> Prosper Crossing (CVS Pharmacy)<br/>2451 East University Drive</p> <p><b>6</b> Tribute Memory Care Facility<br/>190 North Preston Road</p> <p><b>7</b> WSR Marketplace (Kroger)<br/>4650 West University Drive</p> <p><b>8</b> East Prosper Village (Retail)<br/>1180 North Coit Road</p> <p><b>9</b> Prosper Plaza (Lowe's)<br/>4301 East University Drive</p> <p><b>10</b> Advantage Storage, Phase 2<br/>1201 Prosper Commons Boulevard</p> | <p><b>11</b> Gates of Prosper (Walmart)<br/>500 Richland Boulevard</p> <p><b>12</b> Prosper Dog Resort<br/>1331 North Coleman Street</p> <p><b>13</b> Kids R Kids<br/>130 North Coit Road</p> <p><b>14</b> Primrose School of WSR<br/>1050 Gee Road</p> <p><b>15</b> St. Martin de Porres<br/>4000 West University Drive</p> <p><b>16</b> Prosper Plaza (Retail)<br/>4325 East University Drive</p> <p><b>17</b> Gates of Prosper, Block A, Lot 2R<br/>1141/1151 Preston Road</p> <p><b>18</b> Gates of Prosper, Block A, Lot 4<br/>750 Richland Boulevard</p> <p><b>19</b> Gates of Prosper, Block B, Lot 1<br/>1101/1111 Preston Road</p> <p><b>20</b> Gates of Prosper, Block B, Lot 3<br/>921 South Preston Road</p> |
|---|--|



### 1. Texas Health Resources

1970 West University Drive

Valuation – \$14,186,560

Square Footage – 65,000

Permit Issued – December 10, 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. Prosper Montessori Academy

100 Gorgeous Road

Valuation – \$1,200,000

Square Footage – 12,500

Permit Issued – April 7, 2016





#### 4. Prosper Business Park

Industry Way/Cook Lane

Valuation – \$2,000,000 per building\*

Square Footage – 20,150 per building\*

Permit Issued – April 15, 2016

\*Permits issued for 7 buildings



#### 5. Prosper Crossing (CVS Pharmacy)

2451 East University Drive

Valuation – \$1,400,00

Square Footage – 14,600

Permit Issued – April 21, 2016



#### 6. Prosper Town Center

##### (Tribute Memory Care Facility)

190 North Preston Road

Valuation – \$9,087,000

Square Footage – 55,074

Permit Issued – July 11, 2016





### 7. WSR Marketplace (Kroger)

4650 West University Drive

Valuation – \$14,362,393

Square Footage – 123,494

Permit Issued – June 14, 2016



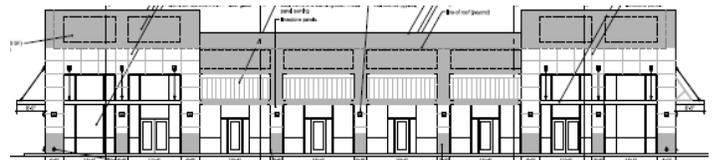
### 8. East Prosper Village (Retail)

1180 North Coit Road

Valuation – \$2,000,000

Square Footage – 12,670

Permit Issued – April 20, 2016



### 9. Prosper Plaza (Lowe's)

4301 East University Drive

Valuation – \$12,279,000

Square Footage – 138,954

Permit Issued – April 27, 2016





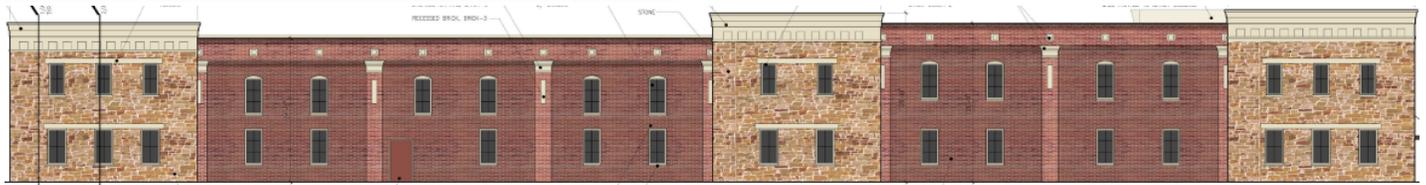
### 10. Advantage Storage, Phase 2

1201 Prosper Commons Boulevard

Valuation – \$3,714,000

Square Footage – 42,740

Permit Issued – July 28, 2016



### 11. Gates of Prosper (Walmart)

500 Richland Boulevard

Valuation – \$16,611,000

Square Footage – 189,543

Permit Issued – July 14, 2016



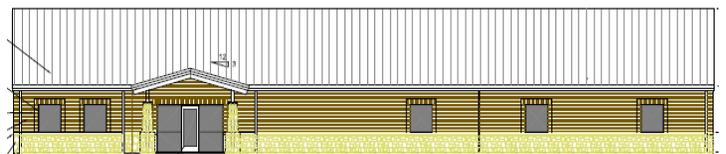
### 12. Prosper Dog Resort

1331 North Coleman Street

Valuation – \$750,000

Square Footage – 5,673

Permit Issued – August 2, 2016





### 13. Kids R Kids

130 North Coit Road

Valuation – \$3,500,000

Square Footage – 16,357

Permit Issued – September 7, 2016



### 14. Primrose School of WSR

1050 Gee Road

Valuation – \$1,965,894

Square Footage – 14,452

Permit Issued – October 13, 2016



### 15. St. Martin de Porres

4000 West University Drive

Valuation – \$16,000,000

Square Footage – 58,020

Permit Issued – August 2, 2016





### 16. Prosper Plaza (Retail)

4325 East University Drive

Valuation – \$1,088,764

Square Footage – 8,480

Permit Issued – November 1, 2016



### 17. Gates of Prosper, Block A, Lot 2R (Retail/Restaurant Shell)

1141/1151 Preston Road

Valuation – \$1,032,014 per building

Square Footage – 8,050 per building

Permit Issued – November 23, 2016



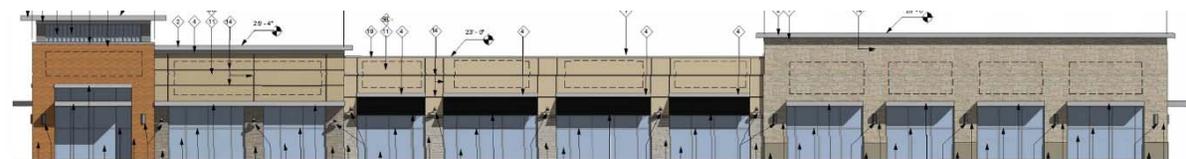
### 18. Gates of Prosper, Block A, Lot 4 (Retail Shell)

750 Richland Boulevard

Valuation – \$2,544,215

Square Footage – 19,600

Permit Issued – November 23, 2016





**19. Gates of Prosper, Block B, Lot 1  
(Retail/Restaurant Shell)**

1101/1111 Preston Road

Valuation – \$944,451 per building

Square Footage – 7,350 per building

Permit Issued – November 23, 2016



**20. Gates of Prosper, Block B, Lot 3  
(Retail Shell)**

921 South Preston Road

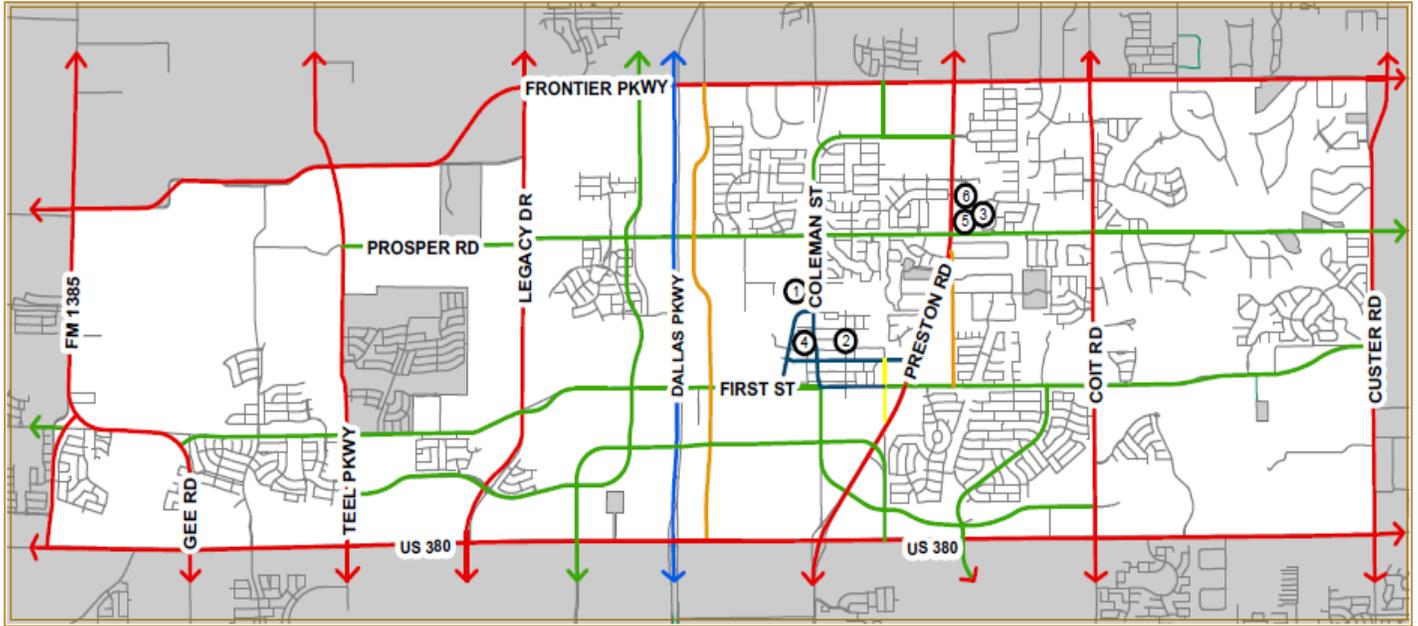
Valuation – \$14,958,179

Square Footage – 206,995

Permit Issued – November 23, 2016



## November 2016 Certificates of Occupancy Issued



1

**Blendz Café** - 750 Sq. Ft. Restaurant  
821 North Coleman, Suite 140

2

**Trinity Pools & Outdoor Living** -  
2,536 Sq. Ft. Administrative Office/Retail Store  
406 East Broadway Street

3

**Anytime Fitness** - 6,026 Health/Fitness Center  
1170 Preston Road, Suite 290

4

**Betty Cupcake, Inc. DBA - Very Betty** -  
1,400 Sq. Ft. Retail Store and Shop  
1170 Preston Road, Suite 110

5

**Wheel Cities** - 300 Sq. Ft. Retail Store and Shop  
105 North Coleman Street

6

**Supercuts** - 1,350 Sq. Ft. Beauty Salon/Barber Shop  
1170 Preston Road, Suite 140

## November & YTD Certificates of Occupancy Issued

	Nov. 2015	Nov. 2016	YTD 2015	YTD 2016
<b>Certificate of Occupancy</b>	3	6	65	61

# BUILDING INSPECTIONS – SUMMARY

	Nov. 2015	Nov. 2016	YTD 2015	YTD 2016
<b>Number of Working Days</b>	19	20	234	231
<b>Rollovers</b>	0	0	1,838	0
<b>Average Daily Inspections</b>	97	109*	162	109*

## Residential Building Permits Issued and Inspections

	Nov. 2015	Nov. 2016	YTD 2015	YTD 2016
<b>Single Family Detached Permits</b>	37	40	620 <sup>†</sup>	591 <sup>†</sup>
<b>Single Family Attached Permits</b>	0	5	0	17
<b>Single Family Inspections</b>	1,796	2,041*	37,291	23,969*

\*Residential inspection types consolidated as of Summer 2015

<sup>†</sup>Updated to reflect building permit withdrawals from Tanner's Mill subdivision

## Multifamily Under Construction



300 Multifamily Units  
Under Construction at  
Adara Windsong Ranch

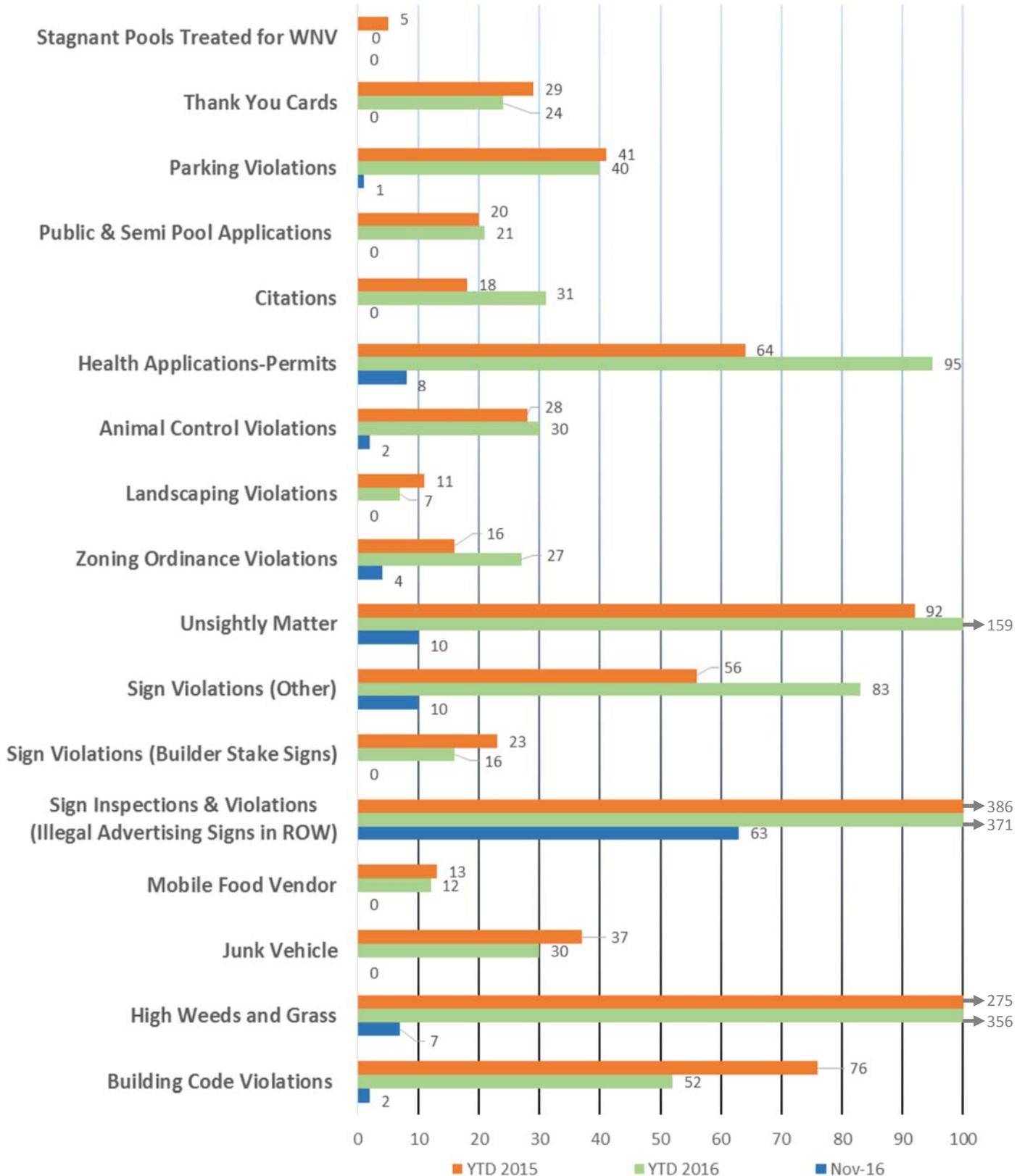


## Non - Residential Building Permits Issued and Inspections

	Nov. 2015	Nov. 2016	YTD 2015	YTD 2016
<b>Commercial Building</b>	1	2	23	42
<b>Commercial Shell Building</b>	0	7	3	16
<b>Commercial Finish Out</b>	1	2	22	18
<b>Commercial Inspections</b>	56	134	780	1,324

# CODE COMPLIANCE

## Monthly and YTD Inspections Performed



## Current Cases



### **15466 Fish Trap Road**

Structure demolished by owners after a request from staff

## Health Inspections

<b>Business Name</b>	<b>Business Type</b>	<b>Address</b>	<b>Score</b>	<b>Pass/Fail</b>
Reynolds Middle School	Cafeteria	700 North Coleman	7	Passed
Cotton Gin	Restaurant	204 West Broadway	16	Passed
Windsong Elementary	Cafeteria	800 Copper Canyon	4	Passed
Cockrell Elementary	Cafeteria	1075 Escalante Trail	0	Passed
Rucker Elementary	Cafeteria	402 South Craig	7	Passed
Blendz Café	Restaurant	821 North Coleman Street, Suite 140	0	Passed
Prosper High School	Cafeteria	301 Eagle Drive	15	Passed
Prosper High School—Coffee Bar	Coffee Bar	301 Eagle Drive	0	Passed
Prosper High School—Pizza	Cafeteria	301 Eagle Drive	12	Passed
Rogers Middle School	Cafeteria	1001 South Coit	6	Passed
Folsum Elementary	Cafeteria	800 Sommerville	3	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.*