

Development Services Monthly Report

October 2016

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

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Development at a Glance

Single Family Permits Issued – 46

Single Family Houses Finaled – 52

Certificate of Occupancy Issued – 1

Zoning/Development Applications Submitted – 9

Detailed permit information contained within the report

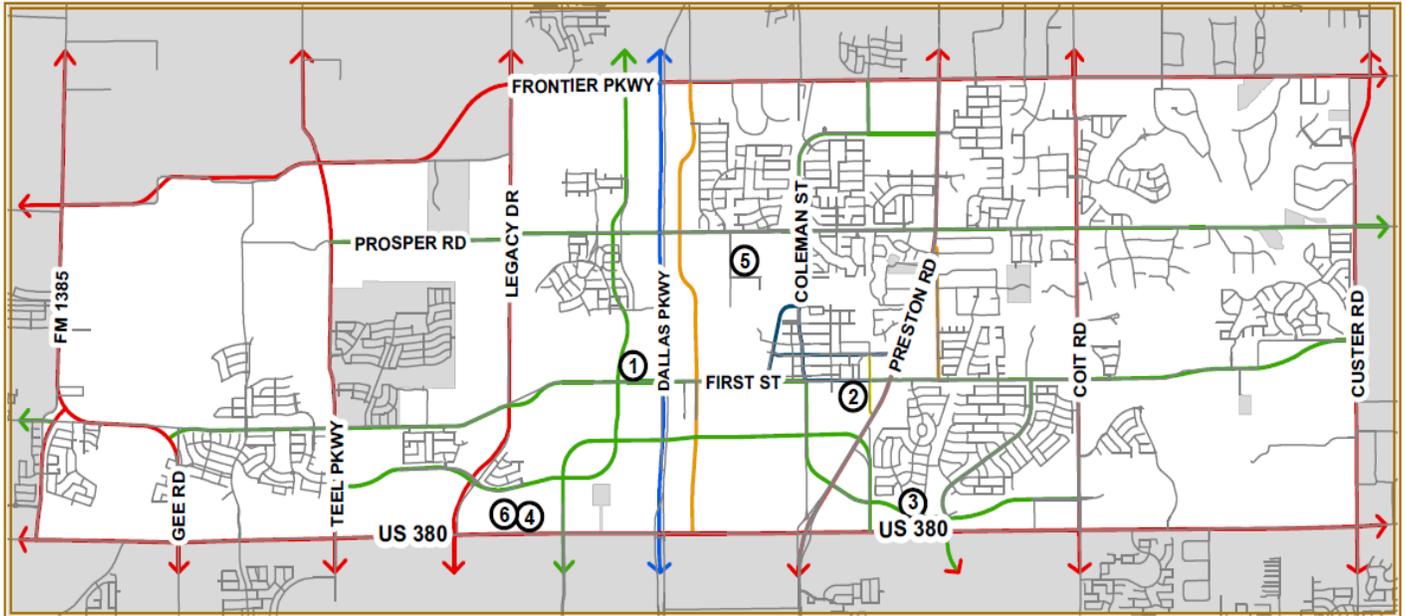
Development Continues to Move Forward at The Shops at Prosper Trail



Since the opening of Kroger Marketplace earlier this year, The Shops at Prosper Trail has continued to grow and is prepping to welcome new businesses. New retailers expected to open in the coming months include Anytime Fitness, Very Betty, Supercuts, Peach Wave, Castle Nail Spa and Salsa Tex Mex. Applications for additional retail shell buildings have been submitted to the Town for Lots 3 and 10.

PLANNING

October 2016 Zoning and Development Submittals



1

Richter Addition, Block A, Lots 1R and 2R (D16-0074)

Amending Plat for Richter Addition, Block A, Lots 1R and 2R, on 9.6± acres

2

Saunders Addition, Block A, Lot 1 (D16-0075)

Final Plat for Saunders Addition, Block A, Lot 1, on 0.5± acre

3

La Cima State Farm Offices (D16-0076)

Preliminary Site Plan for two retail shell buildings totaling 24,563 Sq. Ft., on 3.7± acres

4

Ford Dealership (D16-0077)

Preliminary Site Plan for a 55,400 Sq. Ft. automobile sales and leasing facility, on 14.0± acres

5

All Storage (S16-0011)

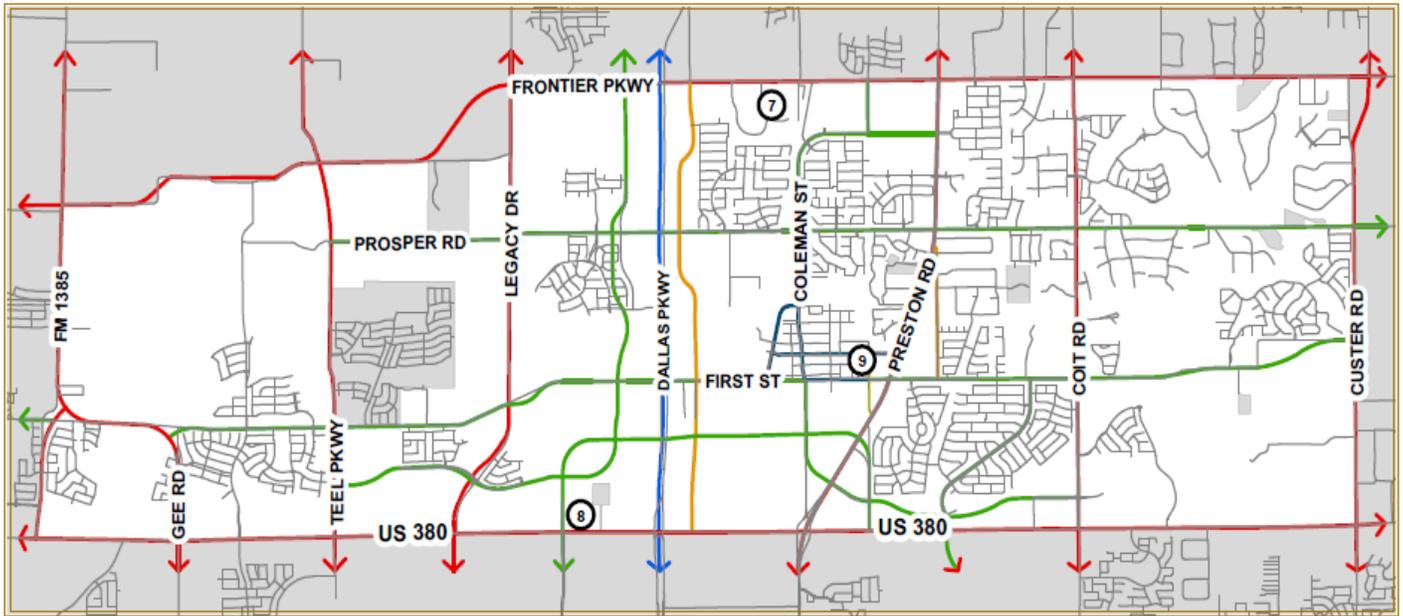
Request for a Specific Use Permit for mini-warehouse/public storage buildings, on 5.0± acres

6

Ford Dealership (Z16-0025)

Request to rezone 14.0± acres from Planned Development-43 to Planned Development-Commercial, to facilitate the development of an automobile sales and leasing facility

October 2016 Zoning and Development Submittals Continued



7

Frontier Park North Field Improvements (D16-0078)

Site Plan for three baseball fields and two multi-use fields, on 79.7± acres

8

Texas Health Resources (MD16-0015)

Request for a Façade Exemption for Texas Health Resource

9

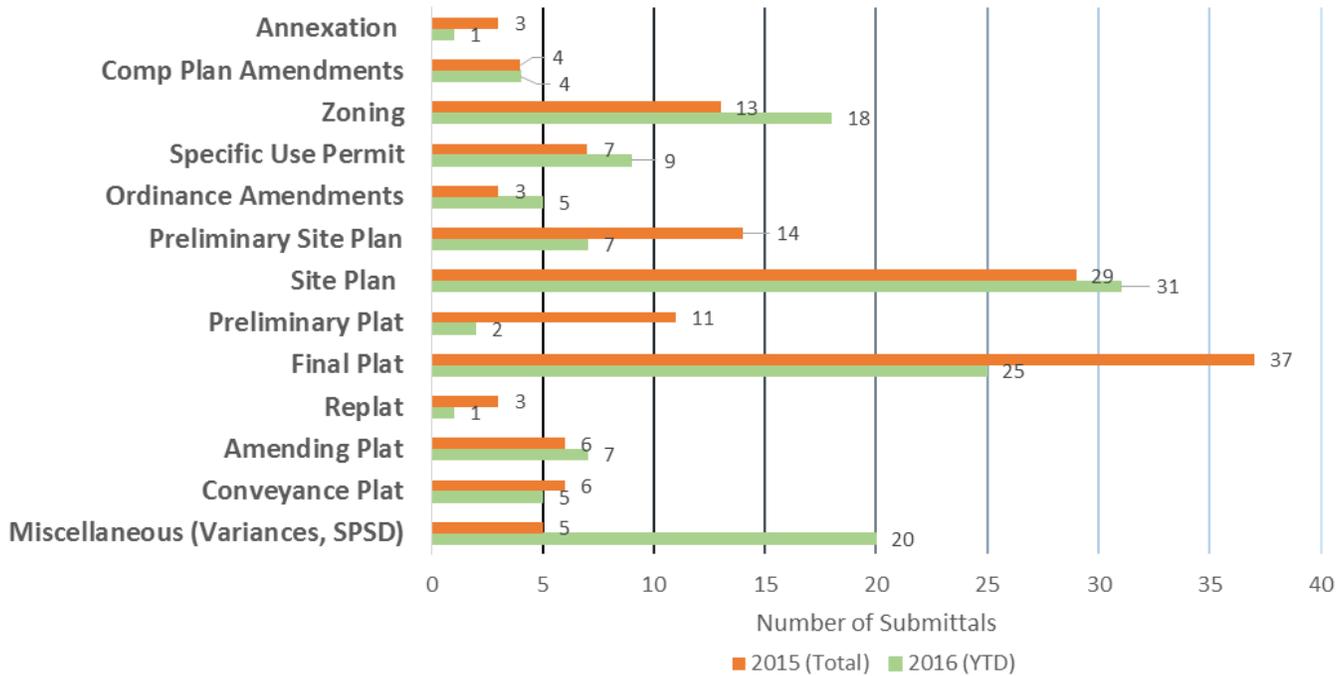
102 South Craig Road (MD16-0016)

Request for a wood fence within the required front yard, on 1.6± acres

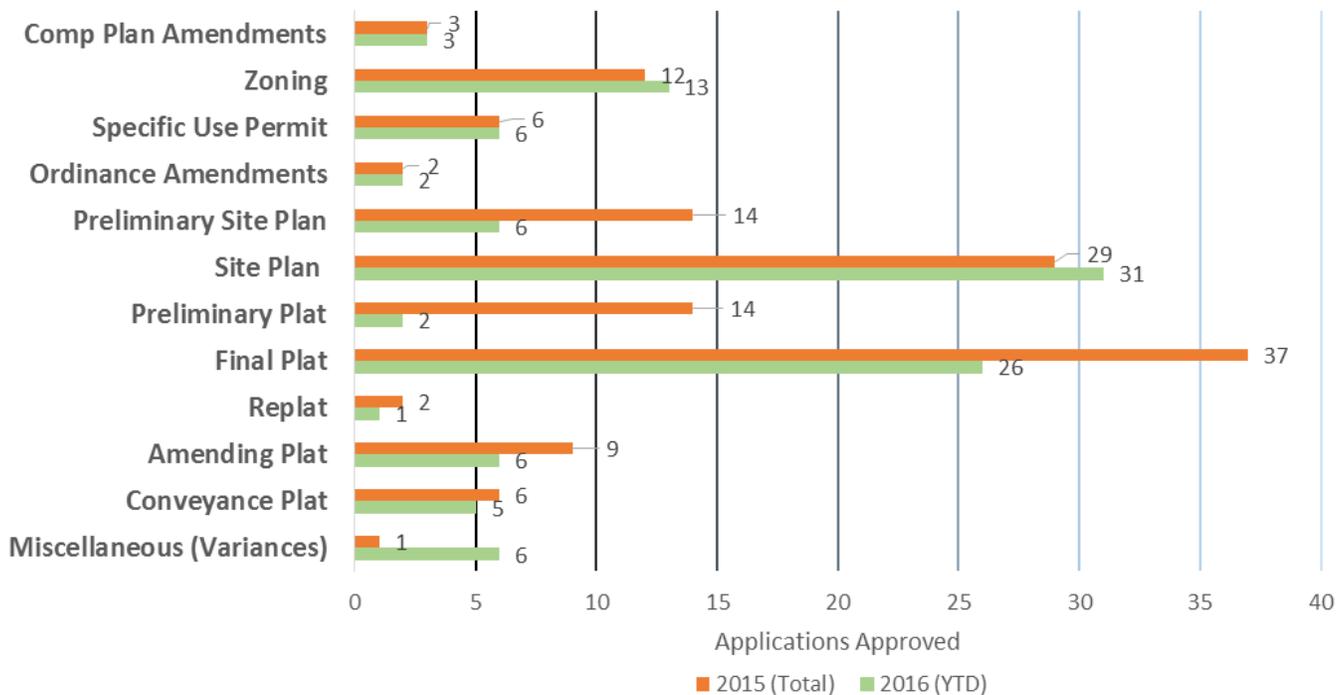
October & YTD Zoning and Development Submittals

	October 2015	October 2016	YTD 2015	YTD 2016
Submittals	13	9	100	135

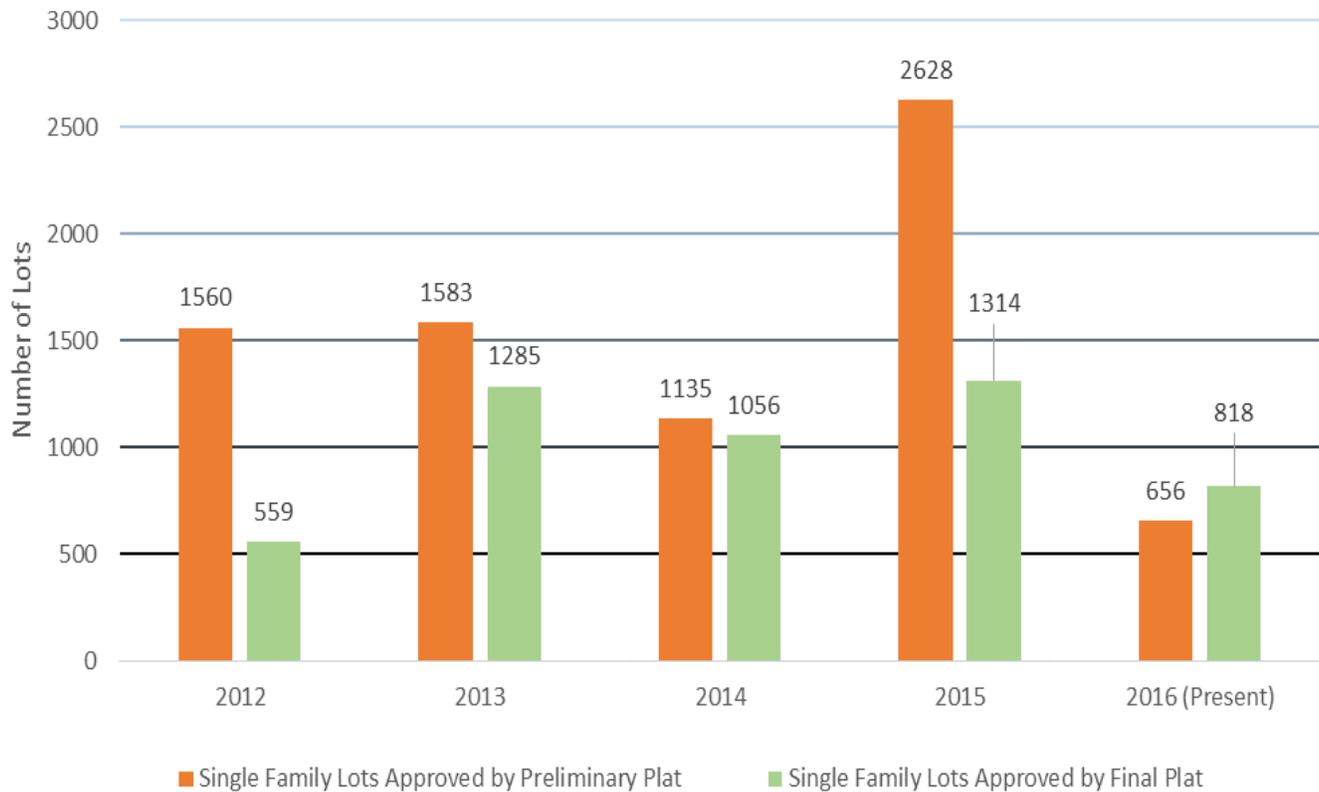
2015 (Total) and 2016 (YTD) Submittals by Type



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 ten (10) Development applications in October 2016.

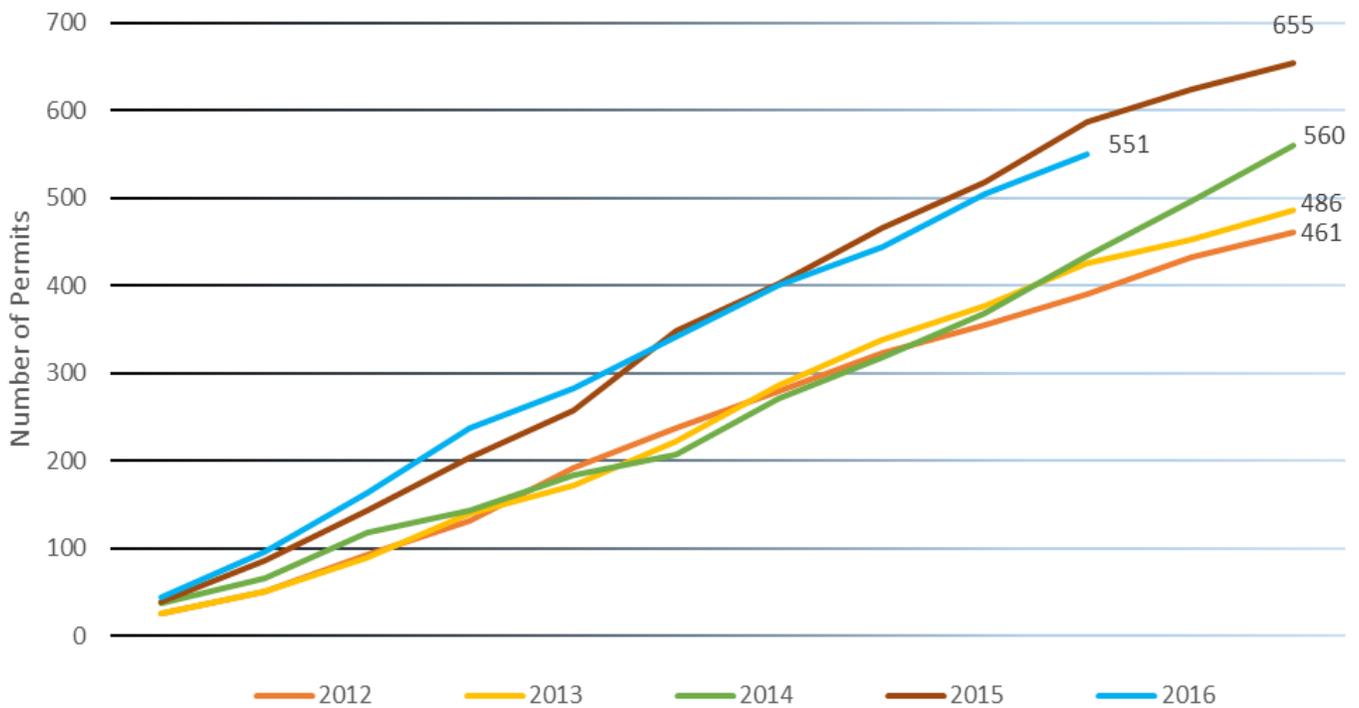
Ongoing Planning Projects

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	October	4 th Quarter	Total
SF Res. Permits 2016	164 [†]	178	163	46		551
SF Res. Permits 2015	143	200	170	70	142	655 [†]
SF Res. Permits 2014	119	88	161	66	192	560
SF Res. Permits 2013	89	134	155	48	108	486
SF Res. Permits 2012	93	145	118	34	105	461

[†]Updated to reflect building permit withdrawals from Tanner's Mill subdivision



46 Single Family Building Permits Issued in the Month of October

Single Family Permits YTD by Subdivision

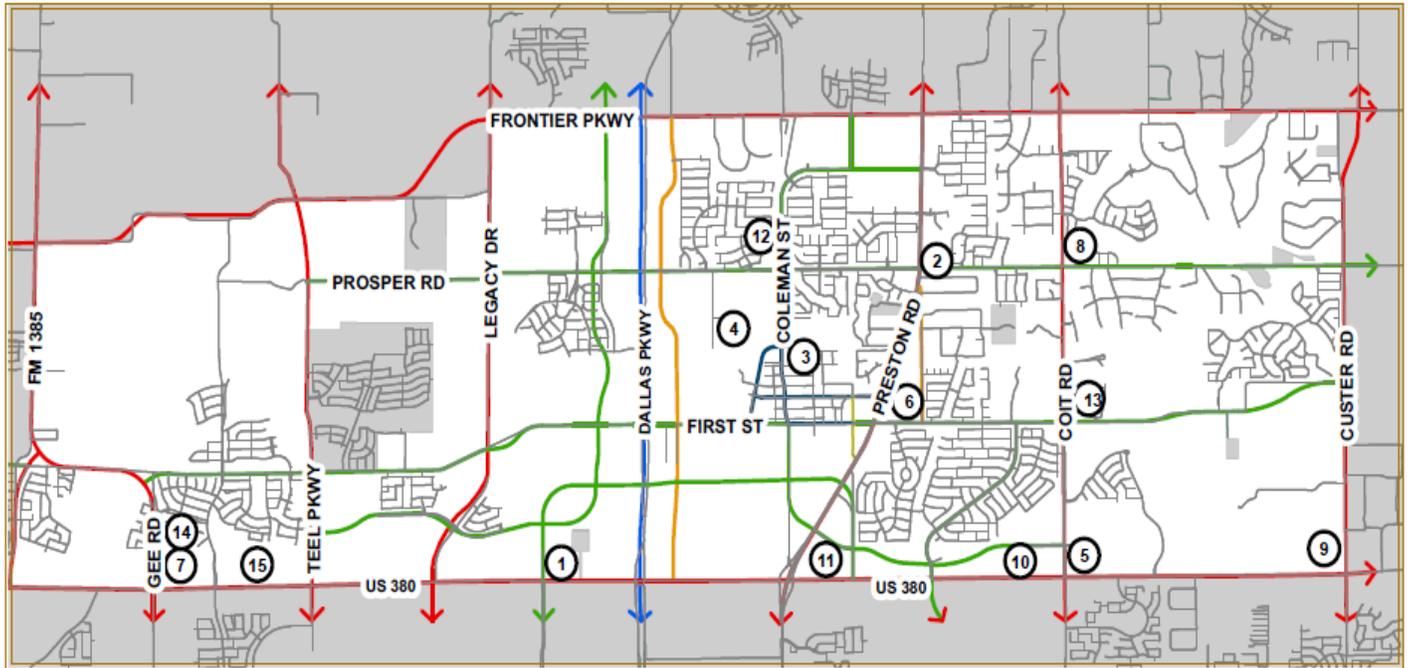
	Builders	Avg. Permit Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued YTD	Permits Issued October 2016
Christie Farms	Dave R. Williams Homes Cleve Adamson Custom Homes Crest Custom Homes M. Christopher Diversified	\$705,096	5,117	7,389	7	0
Crestview at Prosper	Megatel Homes, Inc.	\$438,663	4,199	5,152	6	0
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 Our Country Homes	\$452,216	4,330	5,295	32	1
Gentle Creek Estates	Huntington Homes Darling Homes Dave R. Williams Homes	\$575,019	4,231	5,395	42	4
Glenbrooke Estates	DR Horton	\$244,120	2,182	2,872	2	0
Hawk Ridge	DR Horton	\$286,038	2,561	3,365	13	10
Lakes of La Cima	Gehan Homes Bloomfield Homes Gallery Custom Homes Oak Creek Custom Homes JPA Development Corp.	\$462,037	4,190	5,338	77	4
Lakes of Prosper	Highland Homes American Legend Homes David Weekley Homes	\$437,294	3,622	4,520	45	4
Lakes of Prosper North	Megatel Homes	\$385,101	3,742	4,531	15	2
Parks at Legacy	Ashton Woods Homes MHI—Plantation & Coventry	\$356,481	3,546	4,310	25	6
Prestonview Estates	RAM Services	\$575,000	4,652	5,250	1	0
Prosper Lake on Preston	Bloomfield Homes	\$700,000	4,301	5,721	1	0
Saddle Creek	JPA Development M. Christopher Homes Parkway Building & Design Megatel Homes Hewitt Custom Homes	\$477,284	4,452	5,615	9	0
Steeplechase Lake of Prosper	Sumeer Homes, Inc.	\$465,063	4,512	5,354	3	0
Tanner's Mill	Emerald Homes Our Country Homes	\$399,821	3,477	4,574	13	0
Village at Prosper Trail	Lions Gate Homes Megatel Homes Salient Homes A1 Properties	\$361,678	3,480	4,176	19	0
Whispering Farms	Dave R. Williams Homes Aaron Wallrath Custom Homes M. Christopher Diversified Marley Homes LLC	\$917,639	6,200	8,626	4	1
Whispering Meadows	Dave R. Williams Homes	\$664,411	4,374	6,644	9	0
Whitley Place	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes Tim Jackson Custom Homes	\$578,390	4,318	5,388	55	5
Wildwood Estates	Beazer Homes	\$427,460	3,366	4,272	22	1
Windsong Ranch	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes Highland Homes Britton Homes/Perry Homes American Legend Homes	\$514,681	3,641	4,474	147	8
Totals		\$487,754	3,902	4,904	551*	46

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

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

BUILDING INSPECTIONS – NON-RESIDENTIAL

Current Construction Activity



- | | |
|---|---|
| 1 Texas Health Resources
1970 West University Drive | 9 Prosper Plaza (Lowe's)
4301 East University Drive |
| 2 Shops at Prosper Trail
1170 North Preston Road | 10 Advantage Storage, Phase 2
1201 Prosper Commons Boulevard |
| 3 Prosper Montessori Academy
100 Gorgeous Road | 11 Gates of Prosper (Walmart)
500 Richland Boulevard |
| 4 Prosper Business Park
Industry Way/Cook Lane | 12 Prosper Dog Resort
1331 North Coleman Street |
| 5 Prosper Crossing (CVS Pharmacy)
4251 East University Drive | 13 Kids R Kids
130 North Coit Road |
| 6 Tribute Memory Care Facility
190 North Preston Road | 14 Primrose School of WSR
1050 Gee Road |
| 7 WSR Marketplace (Kroger)
4650 West University Drive | 15 St. Martin de Porres
4000 West University Drive |
| 8 East Prosper Village (Retail)
1180 North Coit Road | |



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)

4251 East University Drive

Valuation – \$1,400,000

Square Footage – 14,600

Permit Issued – April 21, 2016



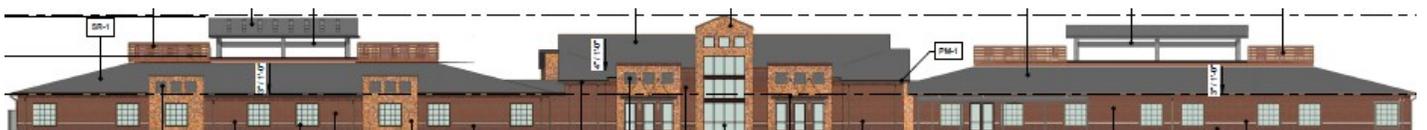
6. Prosper Town Center (Tribute Memory Care Facility)

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



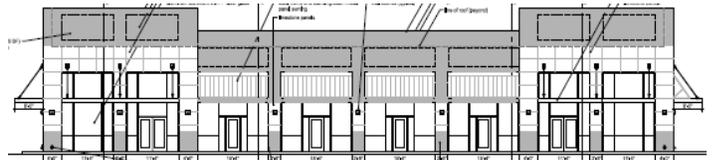
8. East Prosper Village (Retail)

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



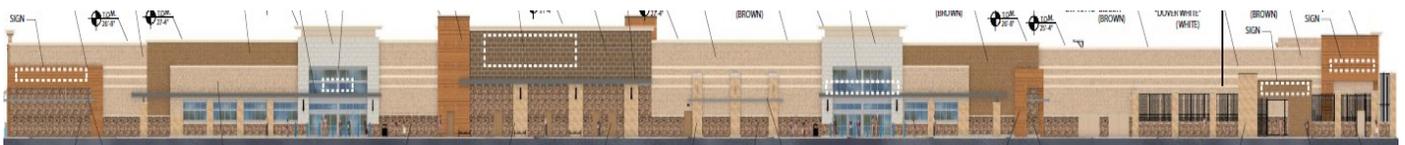
11. Gates of Prosper (Walmart)

500 Richland Boulevard

Valuation – \$16,611,000

Square Footage – 189,543

Permit Issued – July 14, 2016



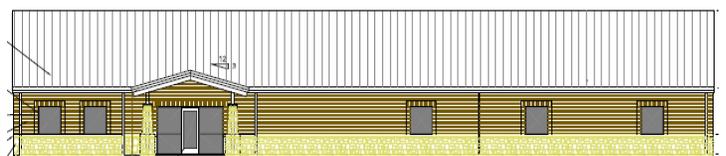
12. Prosper Dog Resort

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

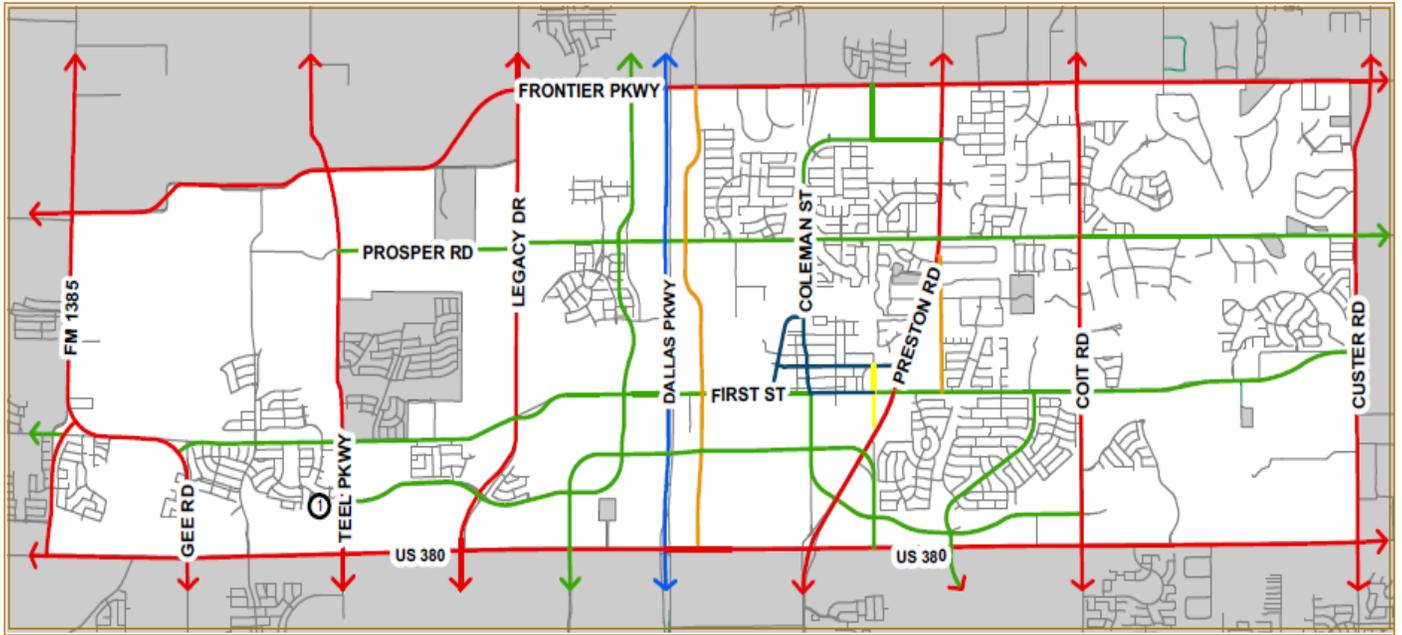
Valuation – \$16,000,000

Square Footage – 58,020

Permit Issued – August 2, 2016



October 2016 Certificates of Occupancy Issued



Prosper Fire Station #2

16,206 Sq. Ft. Fire Station and Public Safety Facility

1140 South Teel Parkway

Operating Under a Temporary Certificate of Occupancy

1

October & YTD Certificates of Occupancy Issued

	October 2015	October 2016	YTD 2015	YTD 2016
Certificate of Occupancy	7	1	62	55

BUILDING INSPECTIONS – SUMMARY

	October 2015	October 2016	YTD 2015	YTD 2016
Number of Working Days	22	21	215	211
Rollovers	0	0	1,838	0
Average Daily Inspections	106	104*	168	110*

Residential Building Permits Issued and Inspections

	Oct. 2015	Oct. 2016	YTD 2015	YTD 2016
Single Family Detached Permits	70	46	583 [†]	551 [†]
Single Family Attached Permits	0	7	0	12
Single Family Inspections	2,231	2,119*	35,495	21,928*

*Residential inspection types consolidated as of Summer 2015

[†]Updated to reflect building permit withdrawals from Tanner's Mill subdivision

Multifamily Under Construction



300 Multifamily Units
Under Construction at
Adara Windsong Ranch

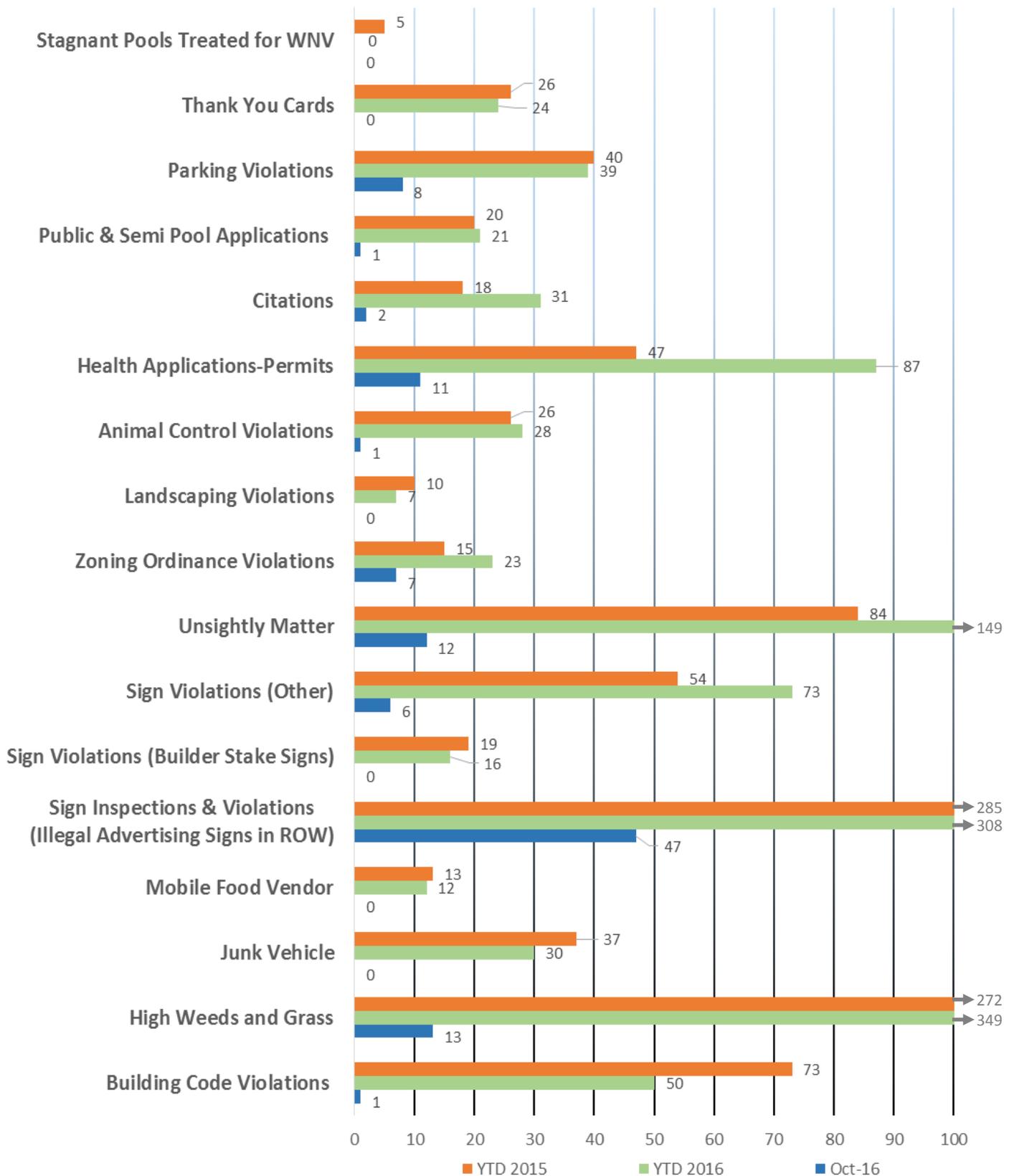


Non - Residential Building Permits Issued and Inspections

	October 2015	October 2016	YTD 2015	YTD 2016
Commercial Building	8	4	22	40
Commercial Shell Building	0	0	3	9
Commercial Finish Out	1	2	21	16
Commercial Inspections	106	66	724	1,190

CODE COMPLIANCE

Monthly and YTD Inspections Performed



Current Cases



118 West Broadway Street

Citation issued to the owner for Illegal Open Storage of Office Furniture

118 West Broadway Street

Citation issued to tenant for displaying a Vehicle Sign



5283 North Custer

Issued a citation to the owner for failure to maintain weeds below 12 inches

Mosquito Control Program—Trapping and Testing Results

Location	October 5	October 12	October 19
Windsong Ranch	Negative	Negative	Negative
Downtown	Negative	Negative	Negative
Whitley Place	Negative	Negative	Negative

Contractor has stopped trapping for mosquito for the season as of October 19, 2016. Season ended with 85 mosquito pools tested with 18 positives and no reported human cases.

Health Inspections

Business Name	Business Type	Address	Score	Pass/Fail
Primrose School of Prosper	Day Care	1185 La Cima Boulevard	0	Passed
Mesa's	Restaurant	2111 East University Drive	42	Failed
Mesa's	Restaurant	2111 East University Drive	12	Passed
Kroger	Grocery Store	1250 North Preston Road	15	Passed
Pan Sushi @ Kroger	Restaurant	1250 North Preston Road	7	Passed
Palio's	Restaurant	120 North Preston Road	20	Passed
Windsong Ranch Café	Restaurant	1001 Windsong Parkway	9	Passed
Pizza Hut	Restaurant	1049 North Preston Road	3	Passed
JC's Burgers	Restaurant	111 South Preston Road	29	Passed
Taco Bueno	Restaurant	4385 East University Drive	12	Passed
Subway	Restaurant	2111 East University Drive	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.