

Development Services Monthly Report

September 2016

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

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Development at a Glance

Single Family Permits Issued – 61

Single Family Houses Finaled – 54

Certificates of Occupancy Issued – 6

Zoning/Development Applications Submitted – 11

Detailed permit information contained within the report

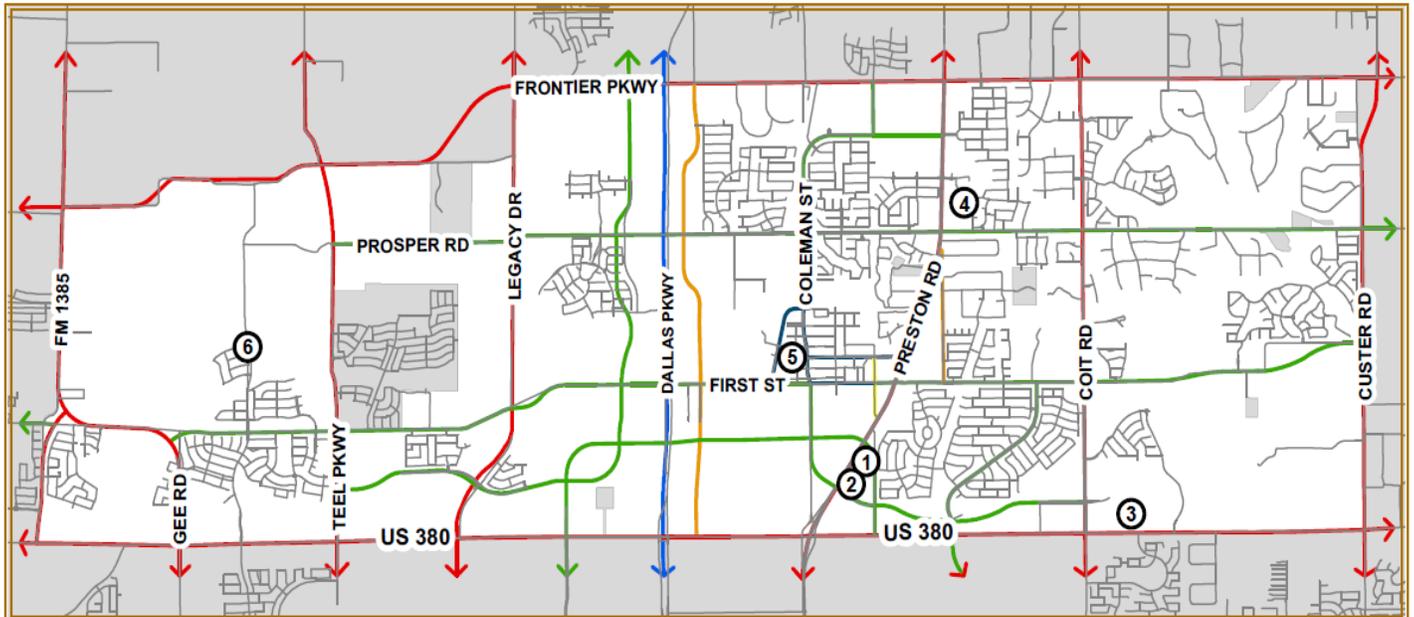
Kimley-Horn Selected to Conduct Old Town Area Assessment



The multi-disciplinary team of Kimley-Horn has been chosen to conduct the Old Town Area Assessment. The team will be focusing on the area's physical opportunities and market potential as well as the community's aspirations for the future of Old Town Prosper. In the coming months, Kimley-Horn will be meeting with key stakeholders and elected officials to gain their perspective on the vision of the Old Town Area.

PLANNING

September 2016 Zoning and Development Submittals



1

Gates of Prosper, Block B, Lot 4 (D16-0070)

Site Plan for a 6,046 Sq. Ft. restaurant (Chili's), on 1.6± acres

2

Gates of Prosper, Block B, Lot 4 (D16-0071)

Final Plat for Gates of Prosper, Block B, Lot 4, on 1.6± acres

3

Prosper Crossing - Tract B (D16-0072)

Conceptual Development Plan for Prosper Crossing, Tract B, on 22.1± acres

4

Shops at Prosper Trail, Block A, Lot 10 (D16-0073)

Site Plan for a 19,600 Sq. Ft. retail shell building, on 2.1± acres

5

SWC Main Street and Broadway Street (Z16-0021)

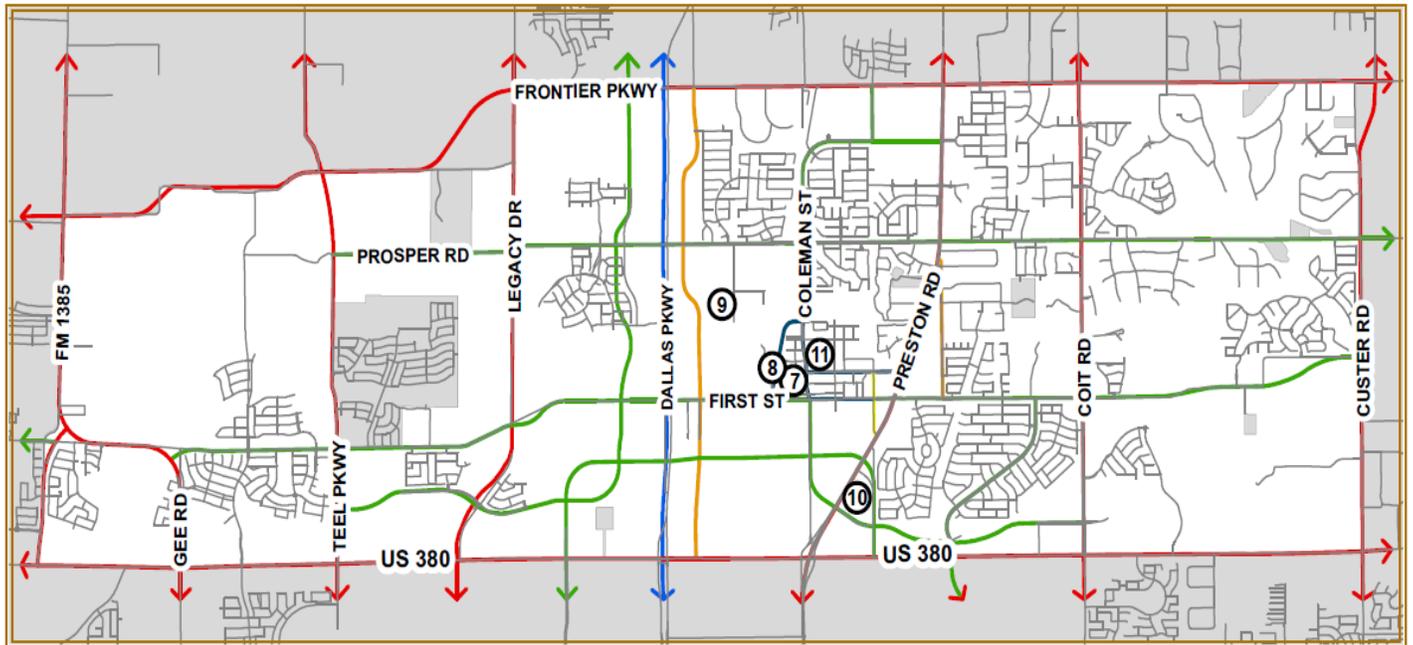
Request to rezone 0.1± acre from Downtown Retail (DTR) to Planned Development - Downtown Retail (PD-DTR)

6

Windsong Ranch - Planned Development-40 (Z16-0022)

Request to amend Planned Development-40 (PD-40), on 2,125.7± acres, generally to modify the architectural requirements

September 2016 Zoning and Development Submittals



7

Town Hall (Z16-0023)

Request to rezone 4.7± acres from Single Family-15 (SF-15) to Planned Development-Downtown Office (PD-DTO), in order to facilitate the development of a municipal building

8

Town Hall (CA16-0003)

Request to amend the Future Land Use Plan from Old Town-Green Space to Old Town-Public, in order to facilitate the development of a municipal building

9

Thoroughfare Plan Amendment (CA16-0004)

Request to amend a segment of the Commercial Collector, located east of Dallas Parkway, from Prosper Trail to First Street, on the Town's Thoroughfare Plan.

10

Gates of Prosper, Block B, Lot 4 (MD16-0014)

Request for a Façade Exemption for Gates of Prosper, Block B, Lot 4 (Chili's)

11

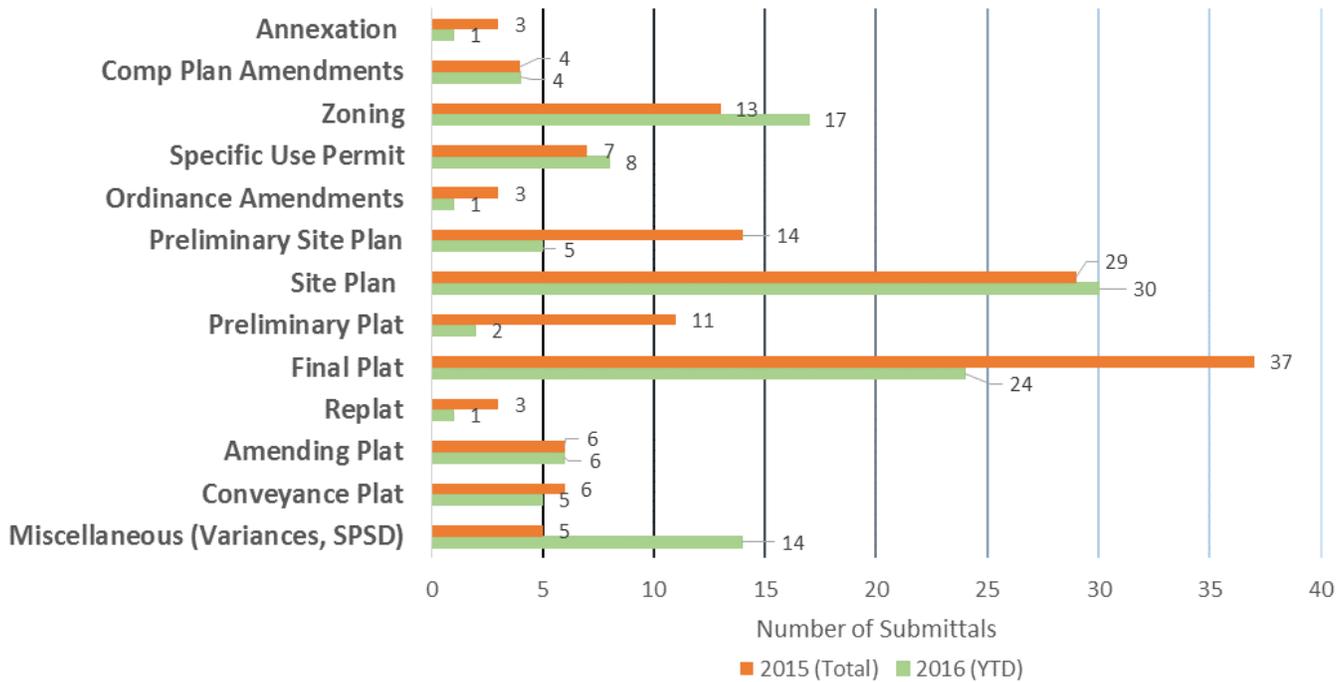
101 East Broadway (V16-0003)

Request for a variance to Section 1.09 of the Sign Ordinance for an alternative detached sign

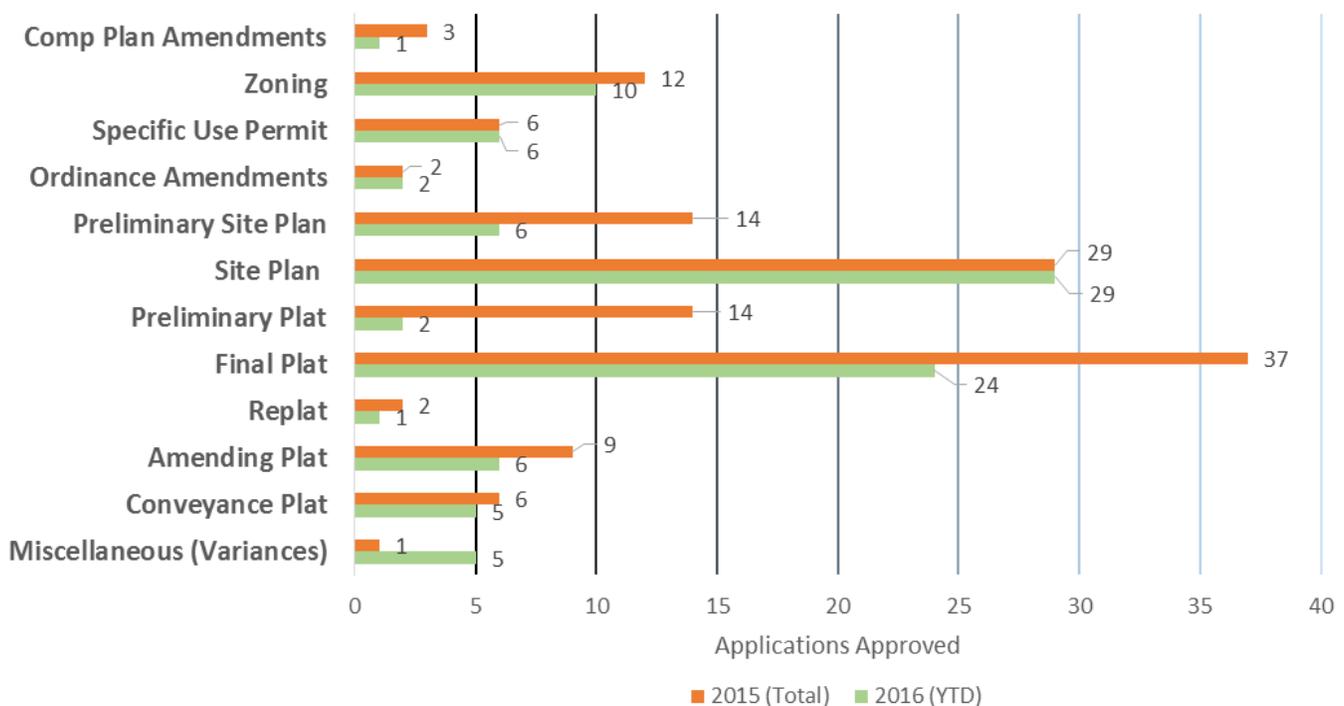
September & YTD Zoning and Development Submittals

	Sept. 2015	Sept. 2016	YTD 2015	YTD 2016
Submittals	6	11	87	118

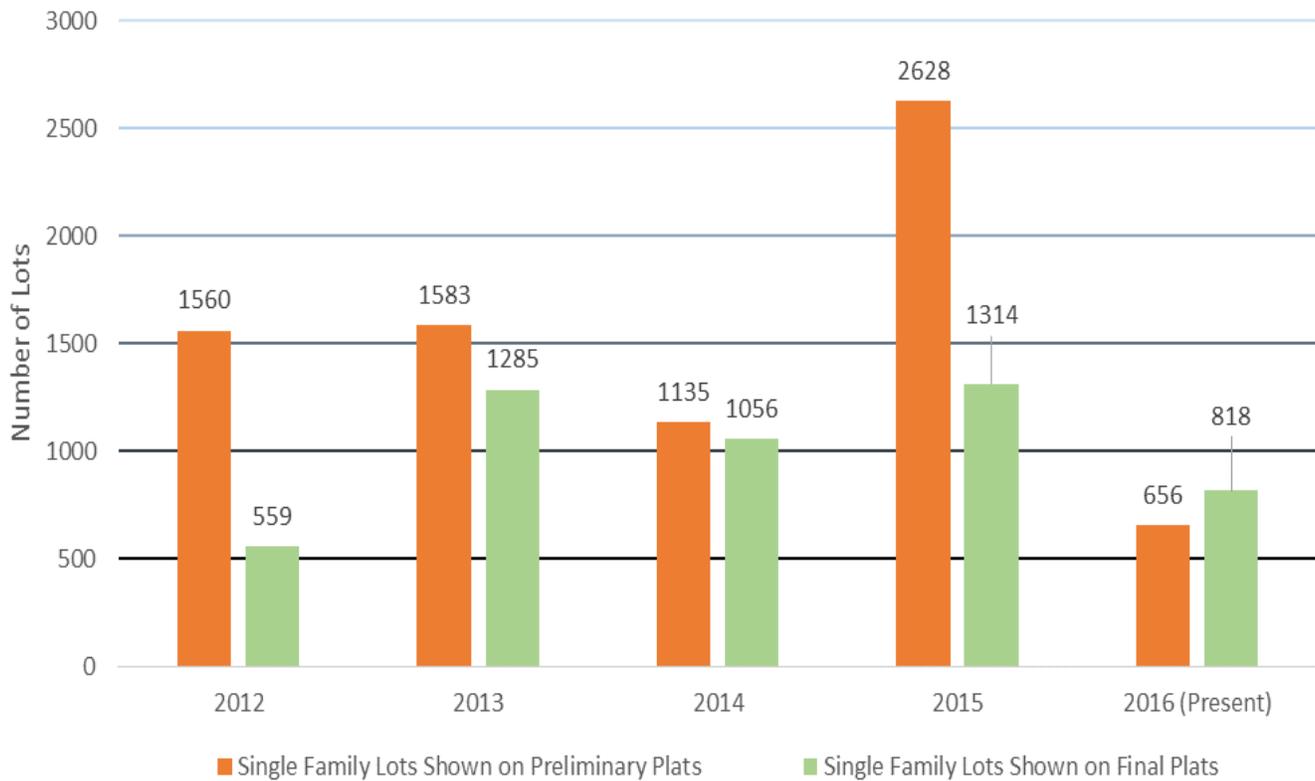
2015 (Total) and 2016 (YTD) Submittals by Type



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 eight (8) Development applications in September 2016.

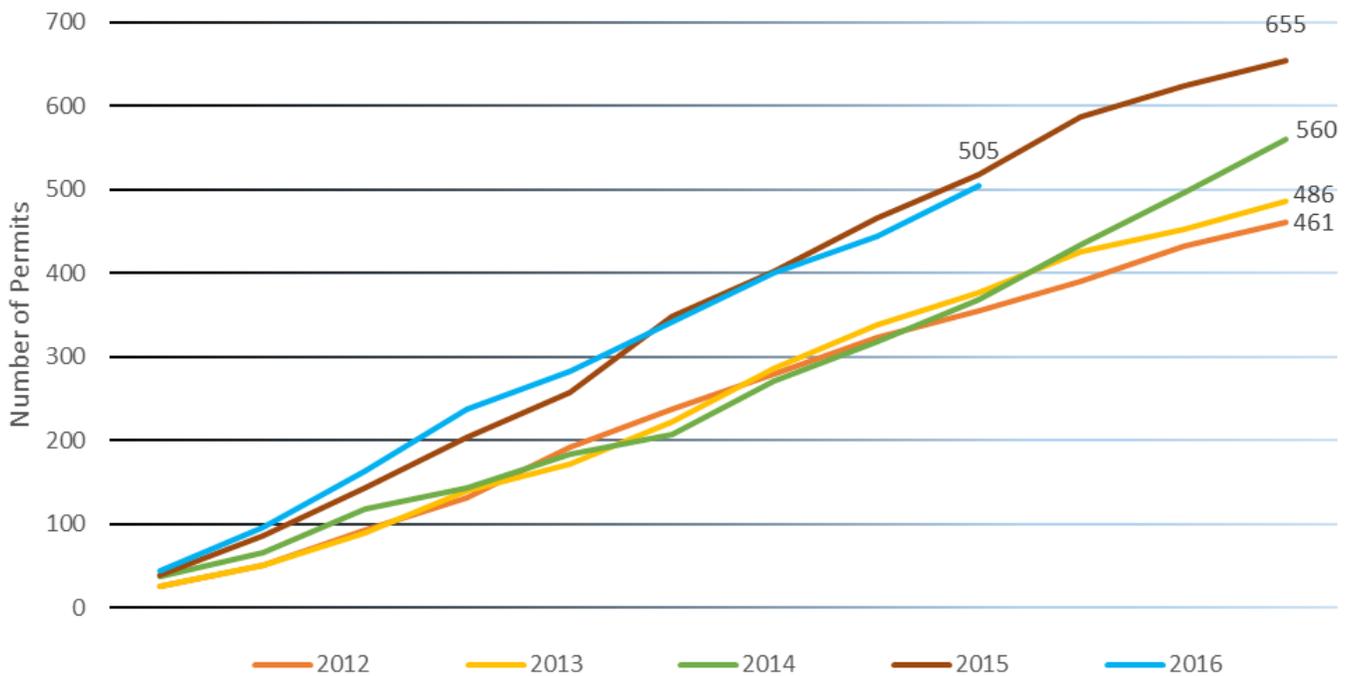
Ongoing Planning Projects

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

	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	Total
SF Res. Permits 2016	164 [†]	178	163		505
SF Res. Permits 2015	143	200	170	142	655 [†]
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

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



61 Single Family Building Permits Issued in the Month of September

Single Family Permits YTD by Subdivision

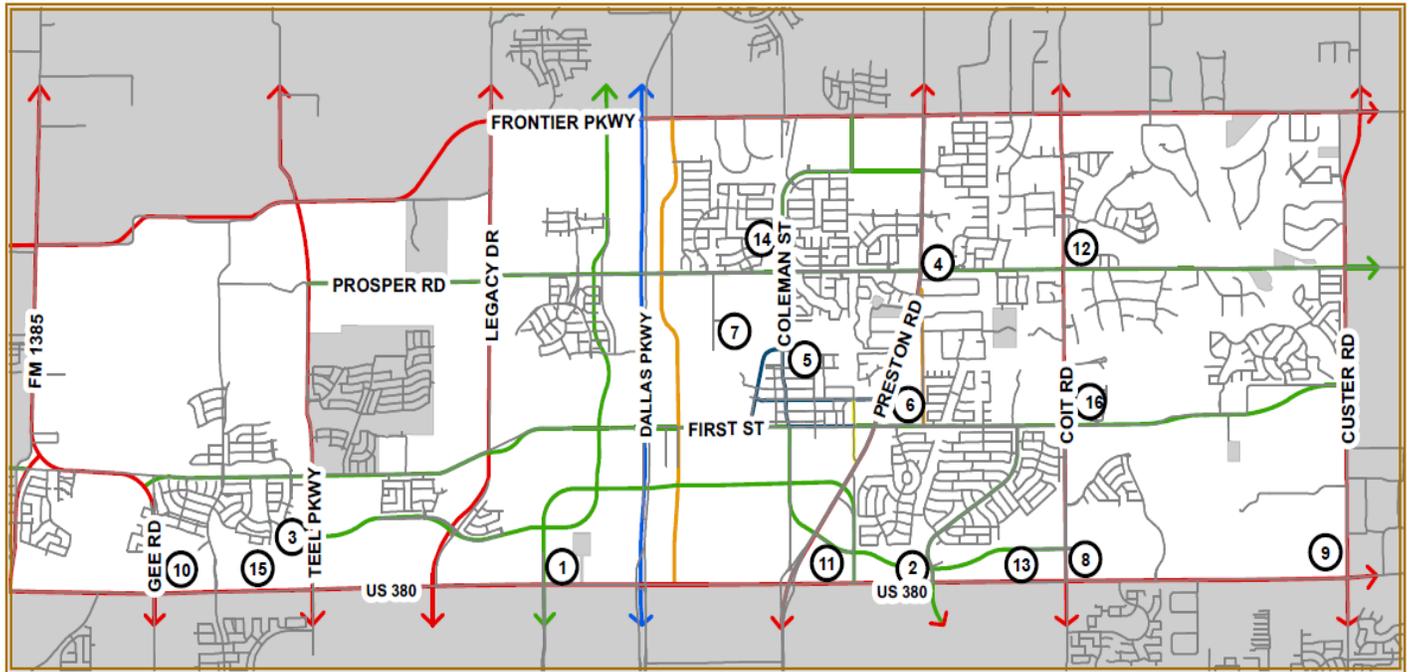
	Builders	Avg. Permit Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued YTD	Permits Issued Sept. 2016
Christie Farms	Dave R. Williams Homes Cleve Adamson Custom Homes Crest Custom Homes M. Christopher Diversified	\$705,096	5,117	7,389	7	0
Crestview at Prosper	Megatel Homes, Inc.	\$438,663	4,199	5,152	6	2
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	\$452,957	4,339	5,303	31	3
Gentle Creek Estates	Huntington Homes Darling Homes Dave R. Williams Homes	\$577,762	4,190	5,352	38	6
Glenbrooke Estates	DR Horton	\$244,120	2,182	2,872	2	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.	\$462,641	4,188	5,340	73	5
Lakes of Prosper	Highland Homes American Legend Homes David Weekley Homes	\$440,089	3,661	4,562	41	13
Lakes of Prosper North	Megatel Homes	\$396,192	3,868	4,661	13	1
Parks at Legacy	Ashton Woods Homes MHI—Plantation & Coventry	\$350,685	3,505	4,279	19	0
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	1
Saddle Creek	JPA Development M. Christopher Homes Parkway Building & Design Megatel Homes Hewitt Custom Homes	\$477,284	4,452	5,615	9	1
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	4,575	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	\$1,032,580	6,215	9,255	3	0
Whispering Meadows	Dave R. Williams Homes	\$664,411	4,374	6,644	9	1
Whitley Place	Highland Homes Drees Custom Homes Huntington Homes Davis Signature Homes Tim Jackson Custom Homes	\$585,703	4,386	5,450	50	8
Wildwood Estates	Beazer Homes	\$424,101	3,337	4,244	21	0
Windsong Ranch	Darling Homes Drees Custom Homes David Weekley Homes Huntington Homes Chesmar Homes Scott Felder Homes Highland Homes Britton Homes/Perry Homes	\$522,094	3,657	4,492	139	20
Totals		\$495,768	3,657	4,492	505*	61

*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
- 2 **La Cima Crossing (Retail)**
1361 East University Drive
- 3 **Prosper Fire Station #2 - WSR**
1140 South Teel Parkway
- 4 **Shops at Prosper Trail**
1170 North Preston Road
- 5 **Prosper Montessori Academy**
100 Gorgeous Road
- 6 **Tribute Memory Care Facility**
190 North Preston Road
- 7 **Prosper Business Park**
Industry Way/Cook Lane
- 8 **Prosper Crossing (CVS Pharmacy)**
4251 East University Drive

- 9 **Prosper Plaza (Lowe's)**
4301 East University Drive
- 10 **WSR Marketplace (Kroger)**
4650 West University Drive
- 11 **Gates of Prosper (Walmart)**
500 Richland Boulevard
- 12 **East Prosper Village (Retail)**
1180 North Coit Road
- 13 **Advantage Storage, Phase 2**
1201 Prosper Commons Boulevard
- 14 **Prosper Dog Resort**
1331 North Coleman Street
- 15 **St. Martin de Porres**
4000 West University Drive
- 16 **Kids R Kids**
130 North Coit Road



4. Shops at Prosper Trail (Retail/Office)

1170 North Preston Road

Valuation – \$5,623,056

Square Footage – 45,000

Permit Issued – February 9, 2016



5. Prosper Montessori Academy

100 Gorgeous Road

Valuation – \$1,200,000

Square Footage – 12,500

Permit Issued – April 7, 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. Prosper Business Park

Industry Way/Cook Lane

Valuation – \$2,000,000 per building

Square Footage – 20,150 per building

Permit Issued – April 15, 2016



8. Prosper Crossing (CVS Pharmacy)

4251 East University Drive

Valuation – \$1,400,00

Square Footage – 14,600

Permit Issued – April 21, 2016



9. Prosper Plaza (Lowe's)

4301 East University Drive

Valuation – \$12,279,000

Square Footage – 138,954

Permit Issued – April 27, 2016





10. WSR Marketplace (Kroger)

4650 West University Drive

Valuation – \$14,362,393

Square Footage – 123,494

Permit Issued – June 14, 2016



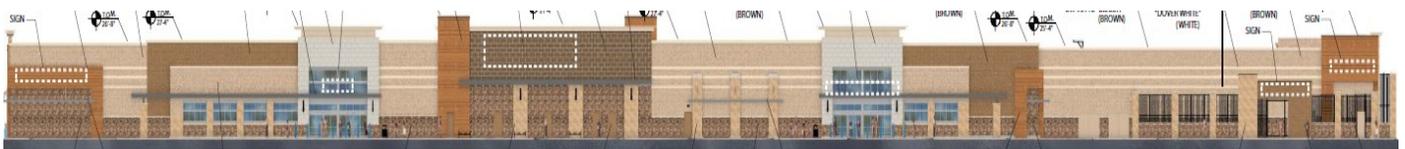
11. Gates of Prosper (Walmart)

500 Richland Boulevard

Valuation – \$16,611,000

Square Footage – 189,543

Permit Issued – July 14, 2016



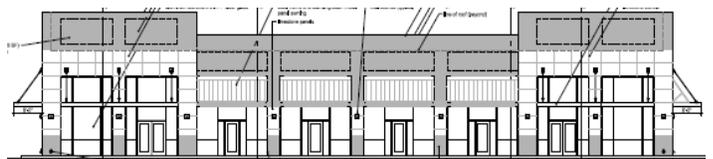
12. East Prosper Village (Retail)

1180 North Coit Road

Valuation – \$2,000,000

Square Footage – 12,670

Permit Issued – April 20, 2016





13. Advantage Storage, Phase 2

1201 Prosper Commons Boulevard

Valuation – \$3,714,000

Square Footage – 42,740

Permit Issued – July 28, 2016



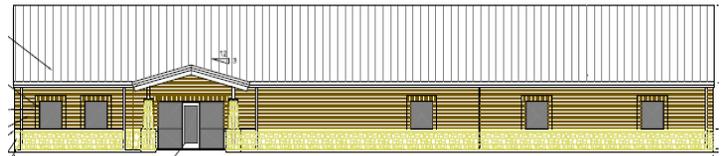
14. Prosper Dog Resort

1331 North Coleman Street

Valuation – \$750,000

Square Footage – 5,673

Permit Issued – August 2, 2016



15. St. Martin de Porres

4000 West University Drive

Valuation – \$16,000,000

Square Footage – 58,020

Permit Issued – August 2, 2016





16. Kids R Kids

130 North Coit Road

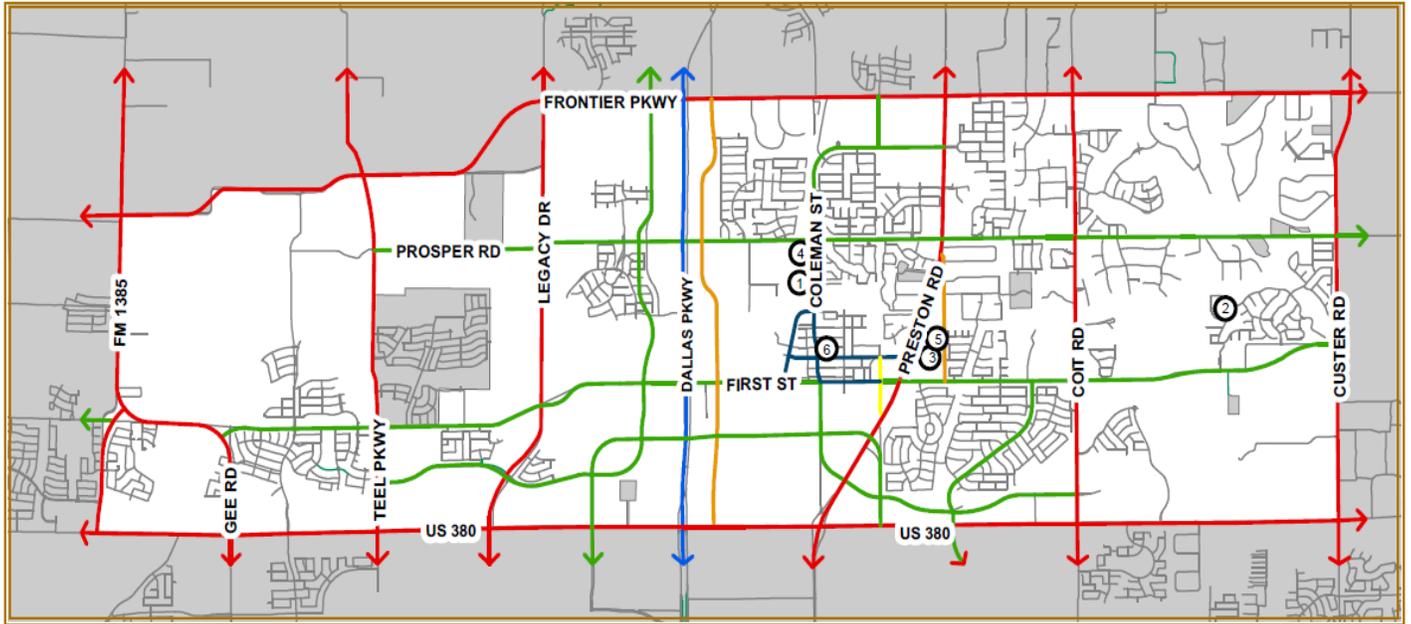
Valuation – \$3,500,000

Square Footage – 16,357

Permit Issued – September 7, 2016



September 2016 Certificates of Occupancy Issued



1

Thrive Performing Arts Center - 3,282 Sq. Ft. Gymnastics/Dance Studio
861 Coleman Street, Suite 110

2

Whitley Place Amenity Center - 435 Sq. Ft. Amenity Center
521 Gentry Drive

3

Prosper Specialty Physicians - 9,360 Sq. Ft. Medical Office
170 Preston Road, Suite 40

4

Farmers Bank - 4,250 Sq. Ft. Loan, Savings & Loan or Credit Union
1061 North Coleman Street, Suite 100

5

Peak Physical Therapy - 2,000 Sq. Ft. Medical Office
1000 North Preston Road, Suite 50

6

Lynn Gross, CPA LLC - 1,700 Sq. Ft. Professional Office
161 West Third Street, Suite 100

September & YTD Certificates of Occupancy Issued

	Sept. 2015	Sept. 2016	YTD 2015	YTD 2016
Certificate of Occupancy	5	6	55	54

BUILDING INSPECTIONS – SUMMARY

	Sept. 2015	Sept. 2016	YTD 2015	YTD 2016
Number of Working Days	21	21	193	190
Rollovers (Month)	0	0	1,838	0
Average Daily Inspections	102	106*	175	110*

Residential Building Permits Issued and Inspections

	Sept. 2015	Sept. 2016	YTD 2015	YTD 2016
Single Family Detached Permits	52	61	513 [†]	505 [†]
Single Family Attached Permits	0	2	0	5
Single Family Inspections	2,036	2,148*	33,264	19,809*

*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

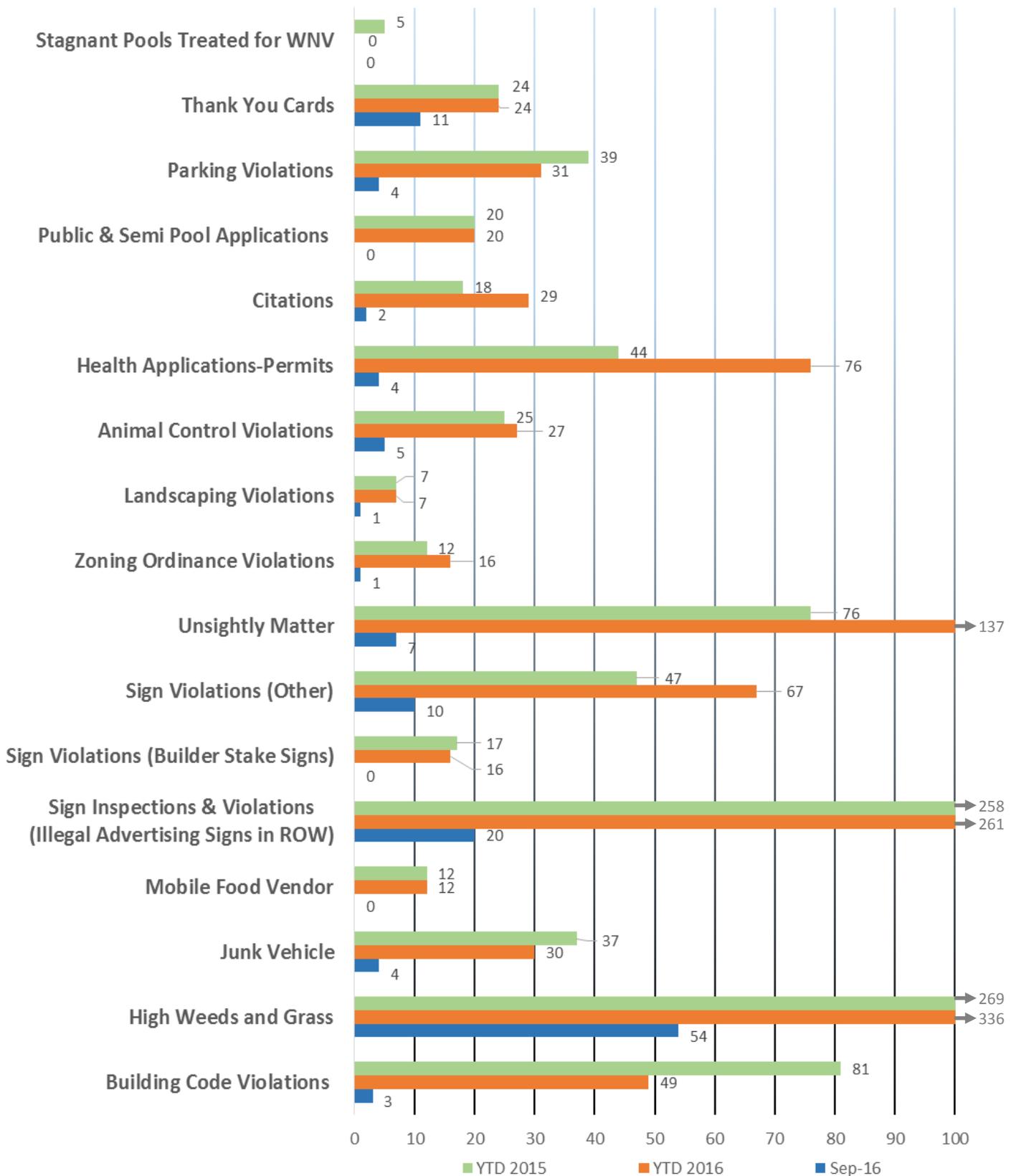


Non - Residential Building Permits Issued and Inspections

	Sept. 2015	Sept. 2016	YTD 2015	YTD 2016
Commercial Building	0	3	14	36
Commercial Shell Building	1	0	3	9
Commercial Finish Out	0	1	20	14
Commercial Inspections	113	75	618	1,124

CODE COMPLIANCE

Monthly and YTD Inspections Performed



Current Cases



150 North Preston Road - Sonic

Complaints about a rat infestation in the dumpster area and rat feces on the ground below the tables

West Frontier and North Dallas Parkway

Failure to maintain high weeds below twelve inches



Mosquito Control Program

<i>Location</i>	<i>Sept. 7</i>	<i>Sept. 14</i>	<i>Sept. 21</i>	<i>Sept. 28</i>
Windsong Ranch	Negative	Negative	Negative	Negative
Downtown	Positive	Negative	Positive	Negative
Whitley Place	Negative	Negative	Negative	Negative

Health Inspections

Business Name	Business Type	Address	Score	Pass/Fail	Inspection Date
Sonic	Restaurant Complaint	150 North Preston Road	N/A	Passed	Sept. 2nd
Sonic	Restaurant Complaint	150 North Preston Road	N/A	Passed	Sept. 16th

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.