



Development Services Monthly Report

Development Activity as of
September 30, 2020

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

Physical Address:
250 West First Street
Prosper, Texas 75078

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

Phone: 972.346.3502

www.prospertx.gov

Development at a Glance for the month of September, 2020

Single Family & Townhome Permits Issued – 91

Single Family & Townhome Permits Finaled – 73

Certificates of Occupancy Issued – 6

Zoning/Development Applications Submitted – 6

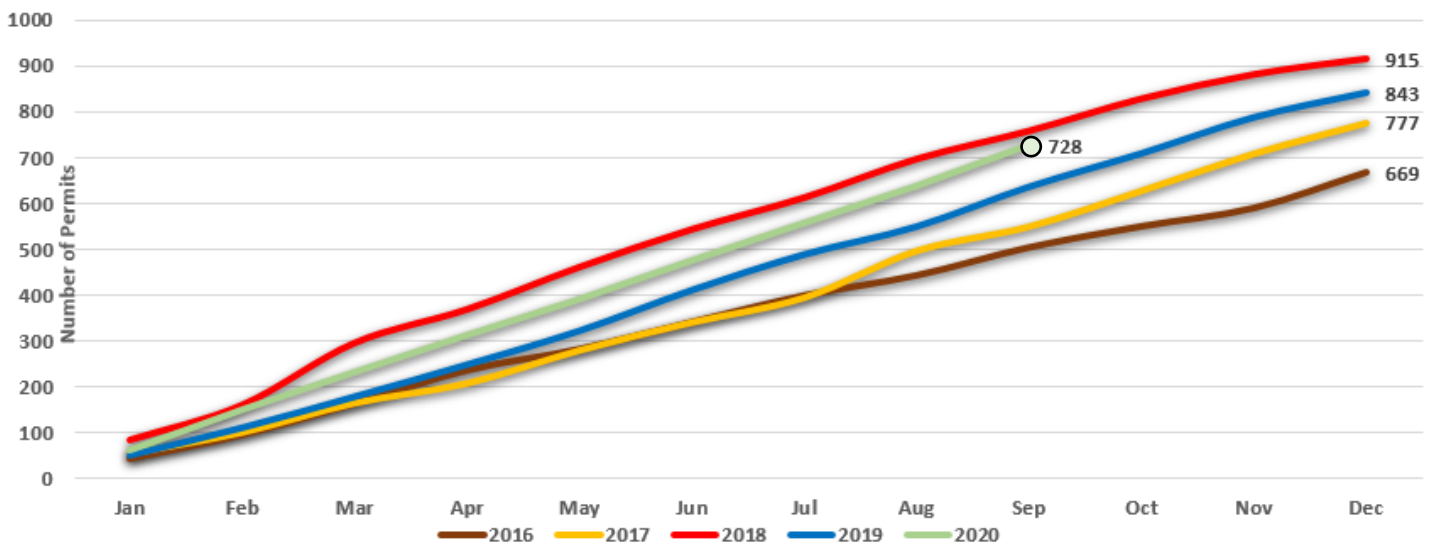
Single Family & Commercial Inspections – 2,598



Residential Growth Continues To Break Records

The Building Inspections Division issued 91 permits for single family homes in September. Year to date, 728 single family permits have been issued; compared to 633 during the same period in 2019. There are 15 approved subdivision phases that are planned or currently under construction adding an additional 1,285 lots. At the current rate Prosper could set a new annual record for the number of single family permits issued. The current record of 915 single family permits was set in 2018.

Single Family Residential Permits Issued



Single Family Residential Permits Issued by Quarter

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	232	241	255	-	728
2019	178	232	223	210	843
2018	287	248	219	161	915
2017	165	175	211	226	777
2016	164	178	167	160	669

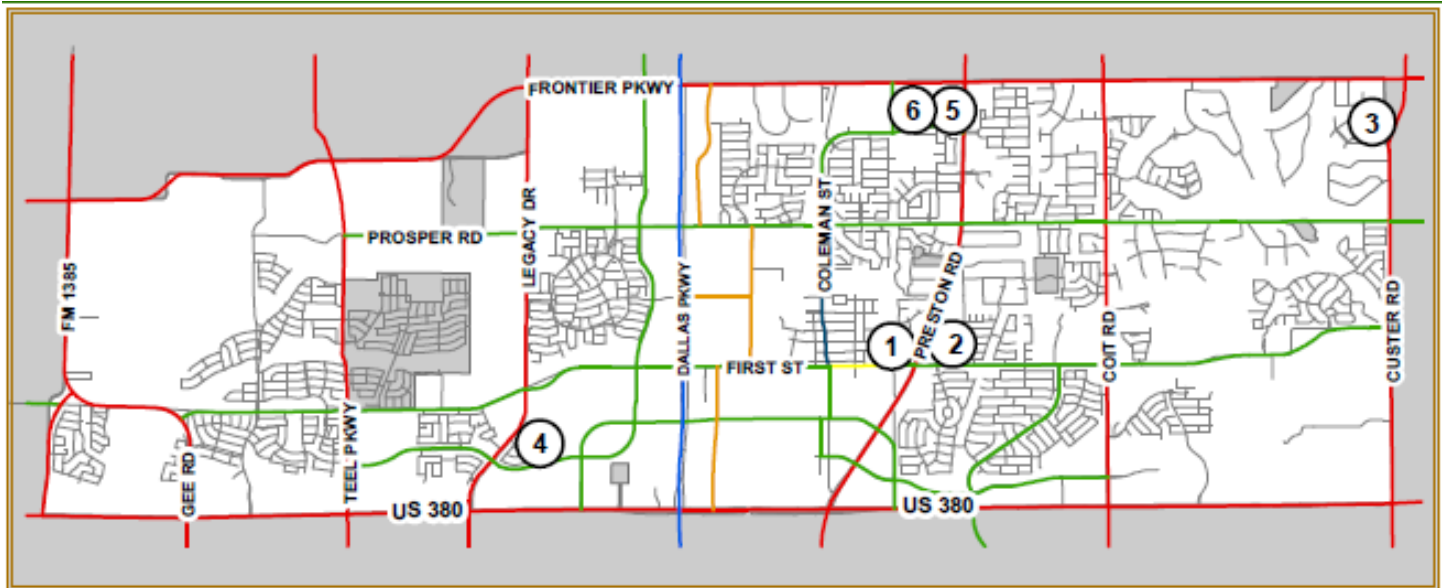
HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections and Permits

	September 2019	September 2020	YTD 2019	YTD 2020
Code Compliance Inspections	162	176	1,263	1,280
Citations Issued	1	4	40	17
Health Inspections	51	33	502	440

PLANNING

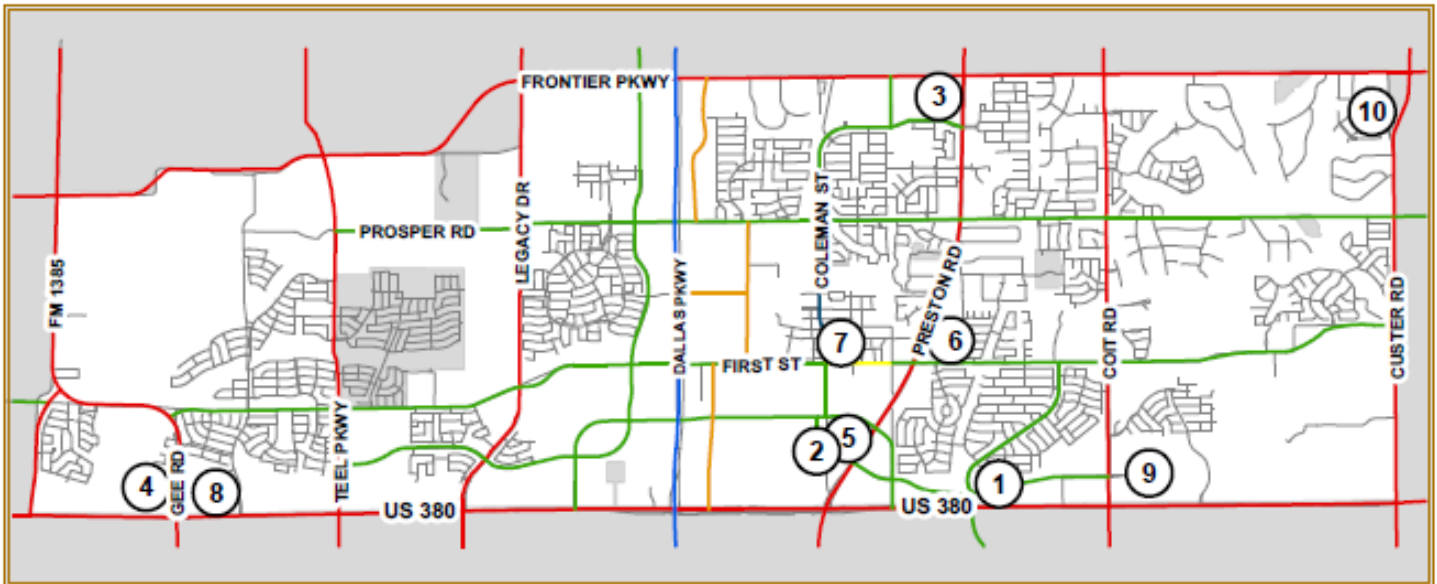
September 2020 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D20-0077	Downtown Office (705 East First Street)	A Site Plan for a downtown office, on 0.5± acres, located on the north side of First Street, west of Craig Road.
2	D20-0078	SHB Prosper Addition	A Final Plat for SHB Prosper Addition, Block A, Lot 1, on 5.9± acres, located on the northwest corner of First Street and Hays Road.
3	D17-0056	Rhea's Mill Church	A request for a one (1) year extension for existing temporary buildings, on 9.3± acres, located on the west side of Custer Road, south of Frontier Parkway.
4	D20-0079	Hills at Legacy, Phase 2 & 3	A Revised Preliminary Plat for Hills at Legacy, Phase 2 & 3, for 82 single-family residential lots and three (3) HOA/open space lots, on 26.5± acres, located on the north side of Prairie Drive, east of Legacy Drive.
5	D20-0080	Prosper United Methodist Church	A Preliminary Site Plan for a House of Worship and Child Care Center, on 39.6± acres, located on the northwest corner of Preston Road and Coleman Street.
6	S20-0001	Prosper United Methodist Church and Child Care Center	A request for a Specific Use Permit for a Child Care Center for Prosper United Methodist Church, on 39.6± acres, located on the northwest corner of Preston Road and Coleman Street.

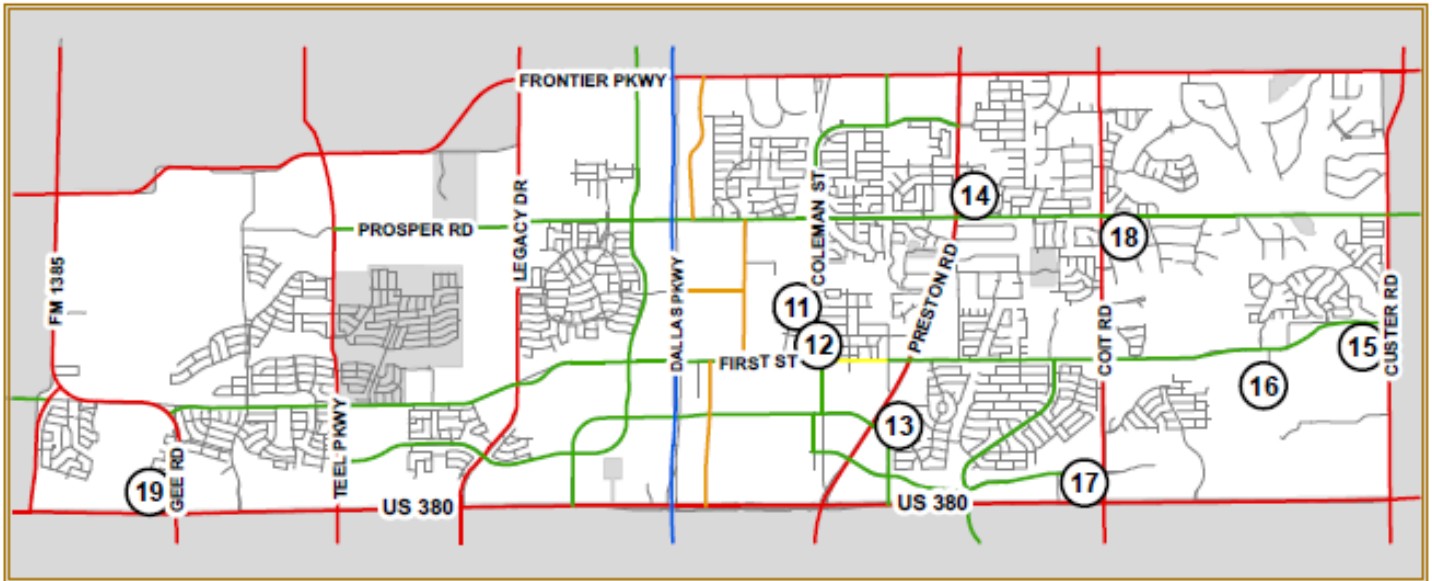
	September 2019	September 2020	YTD 2019	YTD 2020
Submittals	13	6	115	106

Shovel Ready—Non-Residential Project Status



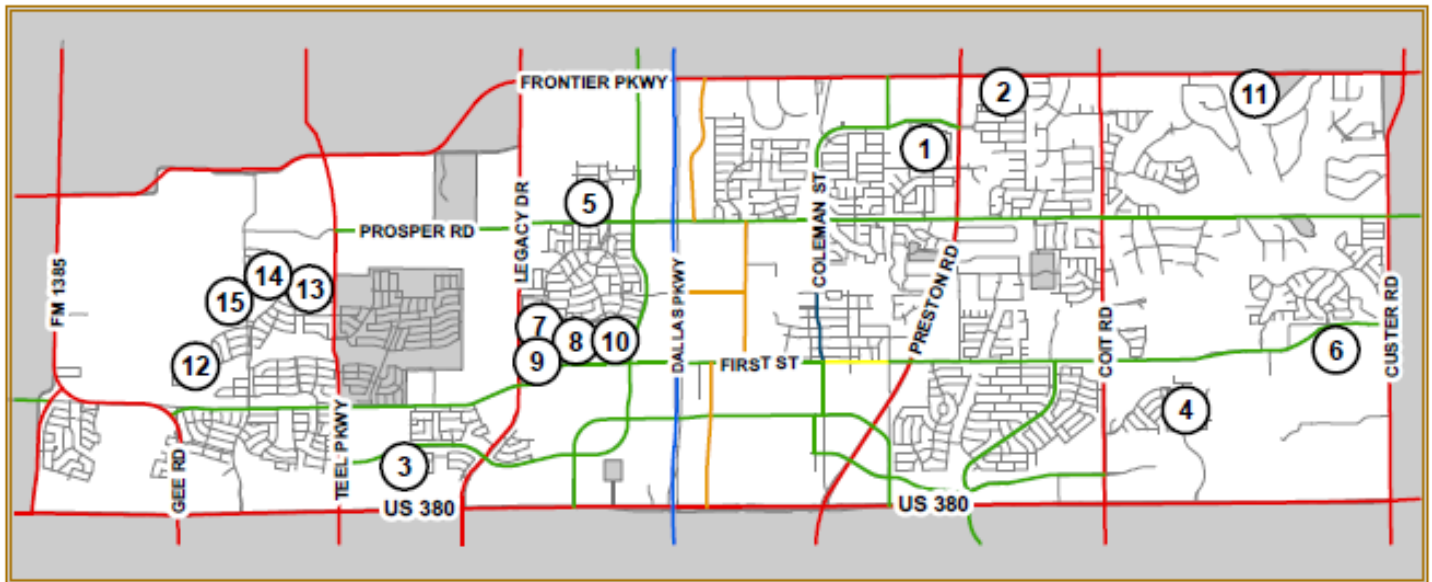
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans under review Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Site Plan expires June 21, 2021	5,400	D19-0116
3	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	Multi-tenant Building	Building permit under review Engineering—Civil plans approved Site Plan expires October 7, 2021	19,000	D20-0002
4	LA Fitness	4900 West University Drive	Fitness Facility	Building permit approved Engineering—Civil plans approved Released for infrastructure construction Site Plan expires May 5, 2021	37,000	D19-0098
5	Longhorn Steakhouse	840 South Preston Road	Restaurant	No building permit application Engineering—Civil plans under review Site Plan expires June 21, 2021	5,660	D19-0117
6	Prosper Town Center Medical Office Buildings	241 & 261 South Preston Road	Multi-tenant Building	Building permit for one building approved Engineering—Civil plans approved Site Plan expires March 3, 2021	45,000	D19-0076
7	Bliss Pet Resort	200 East First Street	Pet Day Care Expansion	No building permit application Engineering—Civil plans under review Site Plan expires February 18, 2022	944	D20-0071
8	The Home Depot	4450 West University Drive	Home Improvement Store	Building permit approved Engineering—Civil plans under review Site Plan expires November 6, 2020	105,229	D18-0094
9	Pinnacle Montessori	2720 Richland Boulevard	Daycare	No building permit application Engineering—Civil plans approved Site Plan expires June 3, 2021	10,916	D17-0073
10	Rhea's Mill Baptist Church	5733 North Custer Road	House of Worship	Building permit under review Engineering—Civil plans under review Site Plan expires November 5, 2021	29,268	D19-0129

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
11	Goodwill Donation Center	750 North McKinley Street	Retail Building	No building permit application Engineering—Civil plans under review Site Plan expires February 6, 2021	16,361	D19-0055
12	Downtown Office	206 South Coleman Street	Downtown Office	Building permit approved Engineering—Civil plans approved Site Plan expires August 4, 2021	6,636	D19-0118
13	CareNow	781 South Preston Road	Medical Office	Building permit approved Engineering—Civil plans under review Site Plan expires May 5, 2021	4,500	D19-0095
14	AutoZone	1340 North Preston Road	Retail Building	No building permit application Engineering—Civil plans under review Site Plan expires March 15, 2022	6,925	D20-0028
15	Founders Academy of Prosper	4250, & 4260 East First Street	Private School	Building permit for one building under review Engineering—Civil plans under review Site Plan expires December 2, 2021	48,731	D20-0045
16	Prosper ISD High School No. 3	3500 East First Street	High School	No building permit application Engineering—Civil plans under review Site Plan expires October 21, 2021	621,434	D20-0004
17	380 Professional Park	2200-2380 Richland Boulevard	Multi-tenant Buildings	Building permit approved Engineering—Civil plans under review Site Plan expires June 3, 2021	95,226	D19-0112
18	Whispering Farms Commercial	1090 North Coit Road	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Released for infrastructure construction Site Plan expires June 7, 2021	10,500	D19-0105
19	Westfork Crossing, Lot 7	4890 West University Drive	Multi-tenant Building	No building permit application Engineering—Civil plans approved Site Plan expires October 7, 2021	17,121	D20-0022
					1,103,201	

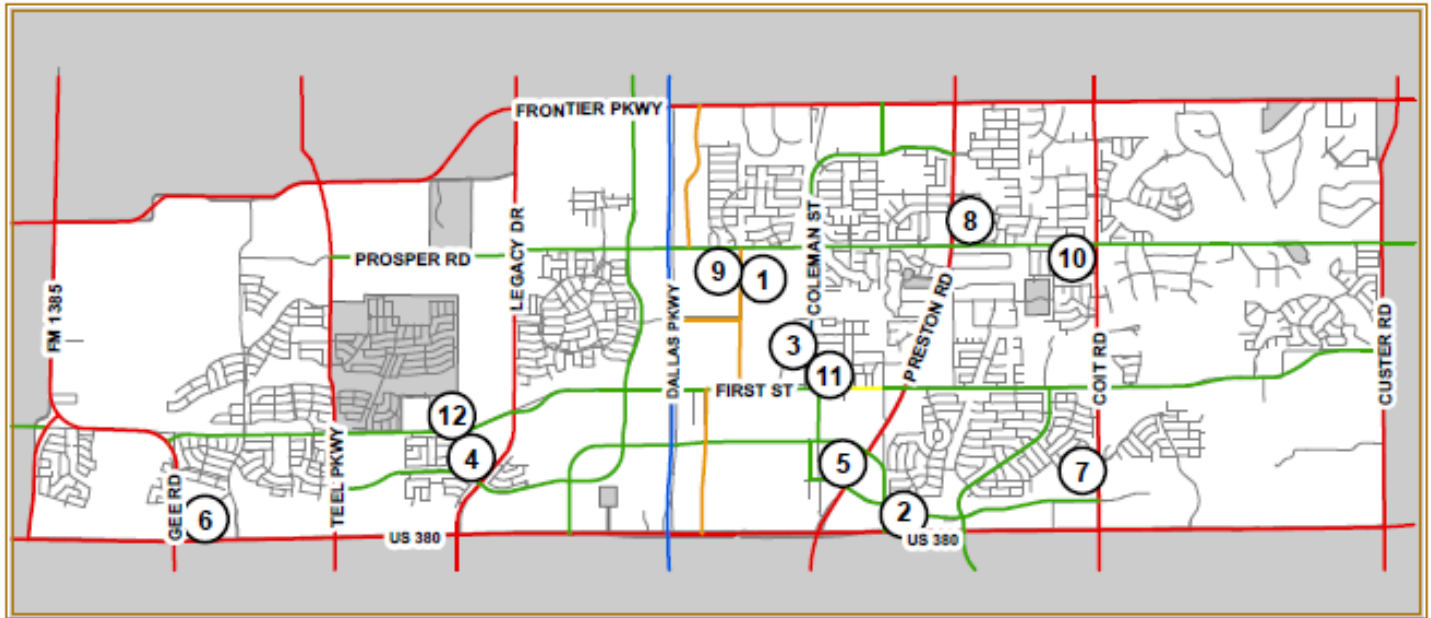
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	SWQ Coleman Street / Preston Road	42.3±	Shovel Ready- Engineering Plans Under Review	91	D19-0021
2	Frontier Estates, Phase 2	SEQ Frontier Parkway / Preston Road	40.2±	Engineering Approved Contingent on TxDOT permit	97	D15-0068
3	Lakes at Legacy, Phase 2	SWQ Legacy Drive / Prairie Drive	62.3±	Under Construction	86	D18-0089
4	Lakewood, Phase 3	SEQ Lakewood Drive / Meadowbrook Boulevard	52.1±	Under Construction	186	D19-0022
5	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction	16	D18-0073
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Engineering Plans Under Review	96	D20-0055
7	Star Trail, Phase 6	NEQ Legacy Drive / Fishtrap Road	26.6±	Under Construction	67	D19-0121
8	Star Trail, Phase 7	NEQ Legacy Drive / Fishtrap Road	40.0±	Under Construction	118	D19-0122
9	Star Trail, Phase 8	NEQ Legacy Drive / Fishtrap Road	32.6±	Engineering Plans Under Review	66	D20-0042
10	Star Trail, Phase 9	NEQ Legacy Drive / Fishtrap Road	47.0±	Engineering Plans Under Review	73	D20-0043
11	Twin Creeks Ranch Phase 1	SWQ Frontier Parkway / Custer Road	31.0±	Engineering Plans Under Review	16	D20-0073
12	Windsong Ranch, Phase 3D	NEQ Fishtrap Road / Windsong Parkway	75.6±	Under Construction	95	D19-0097
13	Windsong Ranch, Phase 5D	NEQ Fishtrap / Teel Parkway	38.2±	Under Construction	93	D19-0092
14	Windsong Ranch, Phase 6B	NEQ Fishtrap / Teel Parkway	38.2±	Engineering Approved Release for early grading	120	D20-0052
15	Windsong Ranch, Phase 6C	NEQ Fishtrap Road / Teel Parkway	18.4±	Engineering Plans Under Review	65	D20-0070
Total Number of Lots Under Construction / Shovel Ready					1,285	

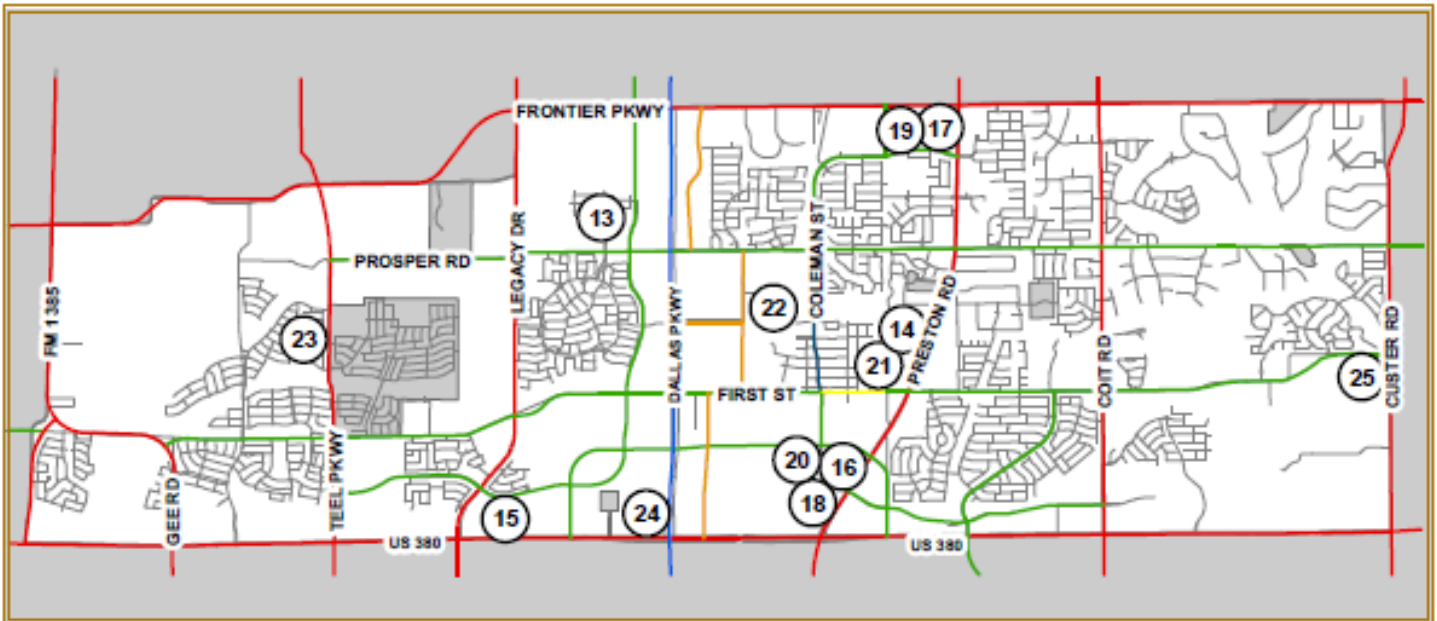
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 977,676 Square Feet
 Details for Each Project on Following Pages



	Case Number	Project Title	Project Address
1	D18-0091	All Storage	920 & 930 Cook Lake
2	D18-0071	La Cima Crossing Multi-tenant Building	1281 East University Drive
3	D19-0025	West End	491 West Fifth Street
4	D19-0083	The Office at Legacy	940 South Legacy Drive
5	D19-0108	Starbucks	820 South Preston Road
6	D19-0058	CareNow	4530 West University Drive
7	D18-0099	Whispering Gables Multi-tenant Buildings	1010, 1030, 1050, 1100, 1120 South Coit Road
8	D19-0110	Ebby Halliday	1390 North Preston Road
9	D19-0074	Prestonwood Baptist Church, Phase 3	1001 West Prosper Trail
10	D18-0102	Prosper Trails Office Center	2200 & 2250 East Prosper Trail
11	D20-0019	Lake Point Assisted Living Facility	209 South Church Street
12	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address
13	D18-0043	Legacy Gardens Amenity Center	1800 Wynne Avenue
14	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road
15	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive
16	D19-0054	Gates of Prosper, Phase 2, Block A, Lots 1, 10, & 13	900-1110 South Preston Road
17	D17-0079	Victory at Frontier	1921 North Preston Road
18	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road
19	D18-0127	7-Eleven	2101 North Preston Road
20	D19-0065	Gates of Prosper, Phase 2, Block A, Lot 6	880 South Preston Road
21	D20-0015	Kelly Clark Law Offices	603 East Broadway Street
22	D20-0032	Prosper Business Park, Phase 2	711 & 731 Industry Way
23	D20-0034	PISD Elementary School #14	3830 Freeman Way
24	D20-0036	Children's Health	1300 Childrens Way
25	D20-0045	Founders Academy of Prosper	4300 East First Street



1. All Storage

920 & 930 Cook Lane

Valuation – \$7,470,300

Square Footage – 201,900

Permit Issued – April 2, 2020



2. La Cima Crossing (Multi-tenant Building)

1281 East University Drive

Valuation – \$2,500,000

Square Footage – 12,356

Permit Issued – March 11, 2019

3. West End (Office/Warehouse)

491 West Fifth Street

Valuation – \$300,000

Square Footage – 7,297

Permit Issued – August 3, 2020



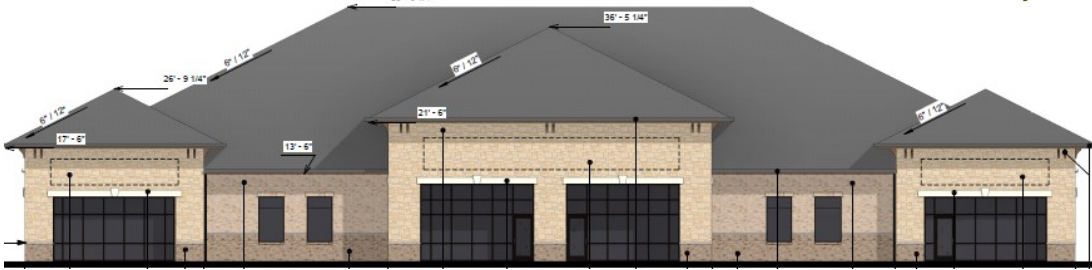
4. The Office at Legacy (Multi-tenant Building)

940 South Legacy Drive

Valuation – \$2,400,000

Square Footage – 15,000

Permit Issued – May 11, 2020



5. Starbucks

820 South Preston Road

Valuation – \$495,000

Square Footage – 2,245

Permit Issued – September 18, 2020



6. CareNow

4530 West University Drive

Valuation – \$1,350,000

Square Footage – 3,917

Permit Issued – November 12, 2019





7. Whispering Gables (Multi-tenant Buildings)

1010, 1030, 1050, 1100, 1120 South Coit Road

Valuation – \$4,500,000

Square Footage – 31,576

Permit Issued – May 31, 2019

8. Ebby Halliday (Multi-tenant Building)

1390 North Preston Road

Valuation – \$900,000

Square Footage – 9,093

Permit Issued – May 26, 2020



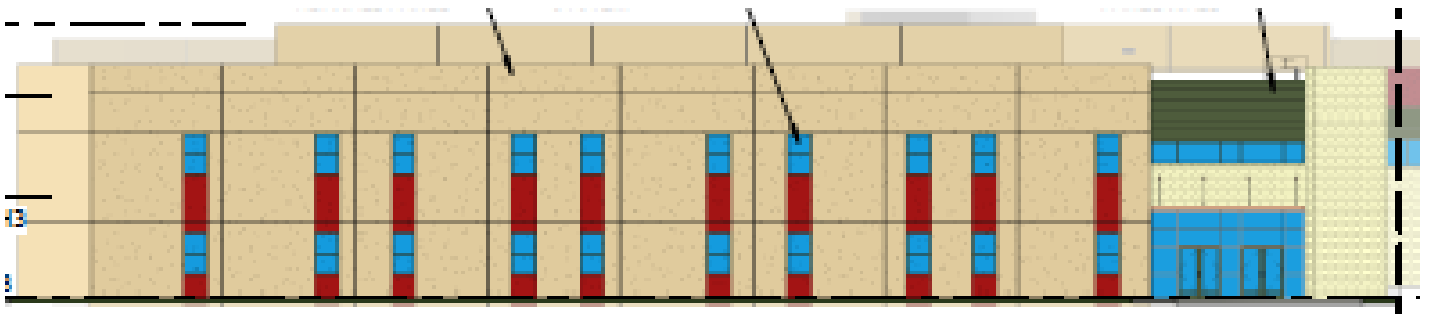
9. Prestonwood Baptist Church, Phase 3

1001 West Prosper Trail

Valuation – \$7,040,000

Square Footage – 37,441

Permit Issued – November 20, 2019





**10. Prosper Trails Office Center
(Multi-tenant Buildings)**

2200 & 2250 East Prosper Trail

Valuation – \$1,500,000

Square Footage – 18,043

Permit Issued – March 12, 2020



11. Lake Point Assisted Living Facility

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020



**12. CHC Office Fishtrap
(Multi-tenant Buildings)**

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020



13. Legacy Gardens Amenity Center

1800 Wynne Avenue

Valuation – \$1,500,000

Square Footage – 4,961

Permit Issued – March 19, 2019

14. Windmill Hill (Multi-tenant Buildings)

110, 120, 130, 140, 210 South Preston Road

Valuation – \$2,582,730

Square Footage – 29,212

Permit Issued – March 19, 2019



15. Chrysler, Dodge, Jeep & Ram

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



**16. Gates of Prosper, Phase 2, Block A
(Multi-tenant Buildings)**

900-1110 South Preston Road

Valuation – \$13,193,118

Square Footage – 231,915

Permit Issued – October 17, 2019

**17. Victory at Frontier
(Multi-tenant Building)**

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



**18. Gates of Prosper, Phase 2,
Block B, Lot 1
(Multi-tenant Buildings)**

1140 & 1150 South Preston Road

Valuation – \$1,330,000

Square Footage – 15,758

Permit Issued – October 31, 2019



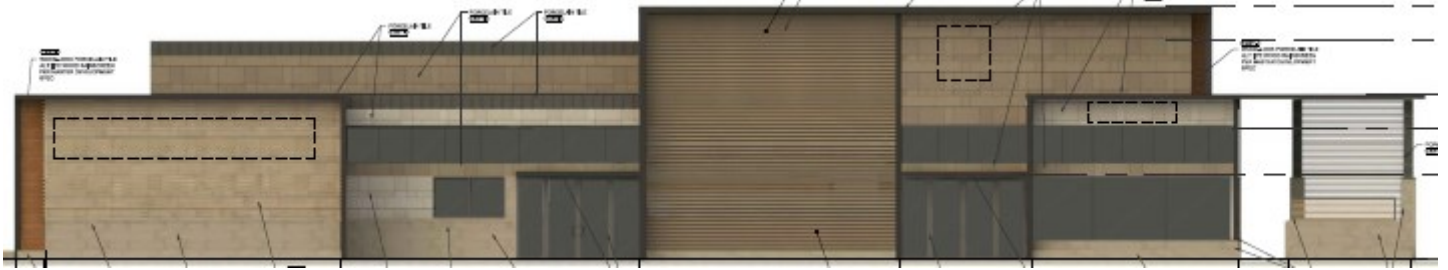
19. 7-Eleven

2101 North Preston Road

Valuation – \$4,970,000

Square Footage – 6,502

Permit Issued – January 10, 2020



20. Gates of Prosper, Phase 2, Block A, Lot 6

(Multi-tenant Building)

2720 Richland Boulevard

Valuation – \$2,000,000

Square Footage – 10,926

Permit Issued – May 3, 2019



21. Kelly Clark Law Offices Residential House to Office Conversion

603 East Broadway Street

Valuation – \$100,000

Square Footage – 2,853

Permit Issued – March 3, 2020

22. Prosper Business Park, Phase 2 (Multi-tenant Buildings)

711 & 731 Industry Way

Valuation – \$5,000,000

Square Footage – 45,375

Permit Issued – July 16, 2020



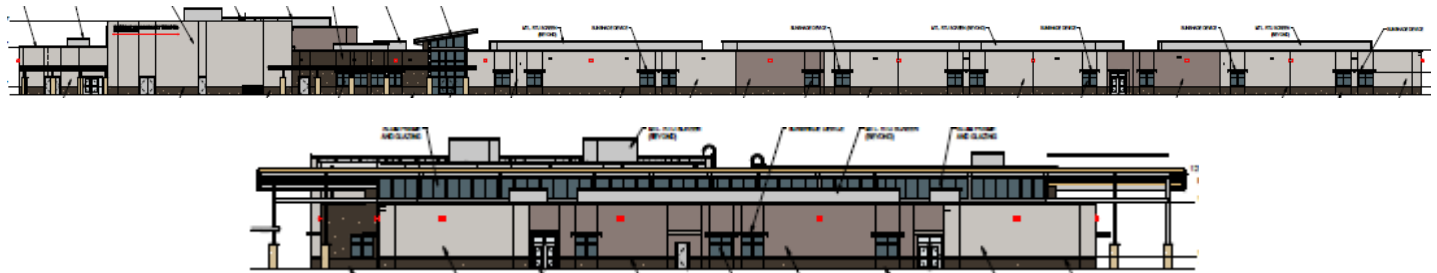
23. PISD Elementary School #14

380 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



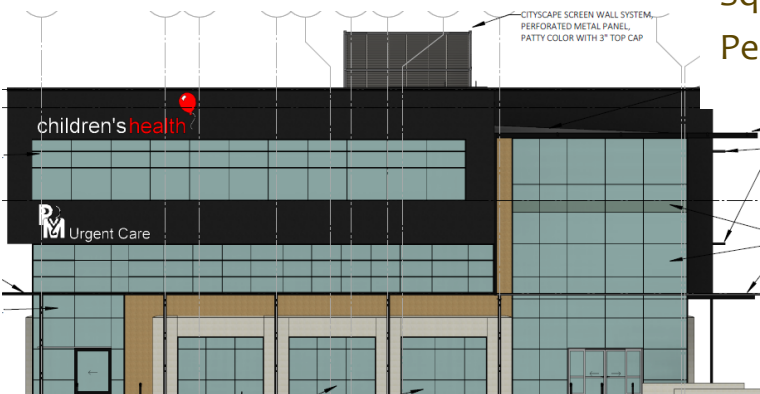
24. Children's Health

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020



25. Founders Academy of Prosper (Elementary School)

4300 East First Street

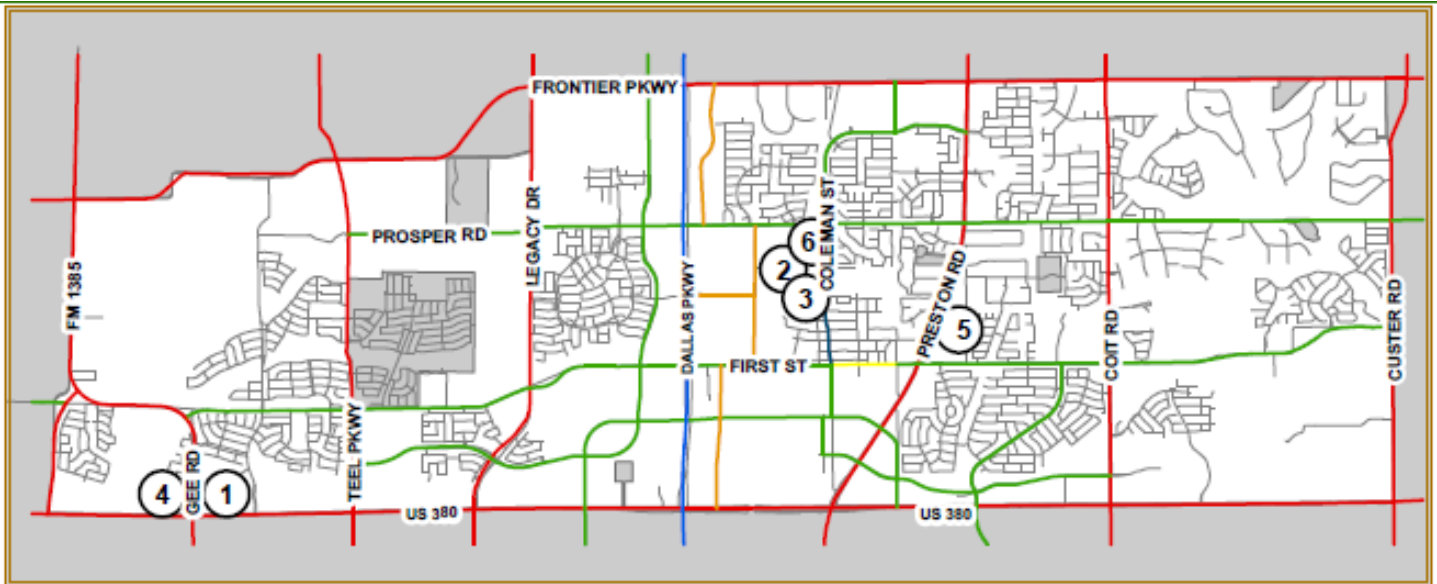
Valuation – \$5,000,000

Square Footage – 51,428

Permit Issued – July 16, 2020



September 2020 Certificates of Occupancy



	Business Name	Square Footage	Use	Address
1	City Vet	3,600	Veterinarian Clinic	4780 West University Drive, Suite 40
2	Authers Building Group	5,000	Office/Warehouse	500 Industry Way, Suite 10
3	Merit Roofing	10,000	Office/Warehouse	500 Industry Way, Suite 40
4	Fast Lane Car Wash	5,404	Car Wash	5090 West University Drive
5	Wisk AM Eatery**	2,380	Restaurant	111 South Preston Road, Suite 30
6	Black Willow Boutique	1,400	Retail	1061 North Coleman Street, Suite 30

**Indicates a change in ownership.

	September 2019	September 2020	YTD 2019	YTD 2020
Certificates of Occupancy	13	6	107	57

Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued September 2020	Permits Issued YTD
Bryant's First Addition	MLD Custom Homes	2,542	3,351	1	1
Falls at Prosper	Our Country Homes Harwood Homes Megatel Homes	3,909	5,114	2	28
Frontier Estates	Meritage Homes	4,229	5,184	0	25
Greenspoint	Dave R Williams Homes Eminence Designs	5,355	7,709	0	2
Hills at Legacy	Meritage Homes	3,394	4,053	4	48
Lakes at Legacy	Grand Texas Homes Shaddock Homes	3,615	4,260	5	41
Lakes of Prosper	Megatel Homes Beazer Homes	2,644	3,386	11	35
Lakewood	Britton Homes/Perry Homes Darling Homes Highland Homes Shaddock Homes	3,058	3,873	7	57
Legacy Garden	Risland Homes	3,805	4,823	1	10
Parks at Legacy	Trendmaker Homes Pacesetter Homes Ashton Woods Homes	3,064	3,875	6	47
Parkside	Highland Homes Drees Custom Homes American Legend Homes Huntington Homes	4,049	5,142	10	45
Preserve at Doe Creek	M/I Homes	2,476	3,034	0	16
Prosper Lake on Preston	Bloomfield Homes	4,212	5,338	5	25
Saddle Creek	JPA Development Hewitt Custom Homes	4,819	6,021	0	7

Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued September 2020	Permits Issued YTD
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	3,681	4,322	19	158
Tanner's Mill	First Texas Homes Our Country Homes	4,145	5,379	1	10
Whitley Place	Westwind Building Corp Drees Custom Homes	4,398	5,945	1	3
Whispering Farms	Danes Custom Homes	7,989	12,580	0	2
Windsong Ranch	Highland Homes Mainvue Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes Huntington Homes	3,806	4,804	18	142
Totals		3,621	4,484	91	702
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued September 2020	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	1,596	2,027	0	26
Totals		1,596	2,027	0	26

Health Inspections, September 2020

Business Name	Business Type	Address / Event Name	Score or	Pass/Fail
Sonic	Restaurant	100 North Preston Road	Follow-Up	N/A
Chick-fil-A	Restaurant	1091 South Preston Road	Complaint & Follow Up	N/A
Wisk AM Eatery	Restaurant	111 South Preston Road, Suite 30	CO & Follow-Up	Fail
Marcos Pizza	Restaurant	1180 North Coit Road, Suite 20	85 & Follow Ups (2)	Pass
Palio's Pizza Café	Restaurant	120 North Preston Road, Suite 10	Follow-Ups (2)	N/A
Wingstop	Restaurant	1350 North Preston Road, Suite 20	100	Pass
The Gin	Restaurant	206 West Broadway Street	Follow-Ups (2)	N/A
Papa John's	Restaurant	2111 East University Drive, Suite 80	Follow-Up	N/A
The Cookie Rack	Restaurant	2111 East University Drive, Suite 50	97 & Follow-Ups (2)	Pass
Popeyes	Restaurant	4235 East University Drive	Follow-Up	N/A
Starbucks Coffee	Restaurant	4261 East University Drive, Suite 10	Follow-Up	N/A
Burger King	Restaurant	4355 East University Drive	Complaint & Follow-Up	N/A
Chick-fil-A	Restaurant	4420 West University Drive	98	Pass
Walmart Fuel Station	Convenience Store	500 Richland Boulevard	100	Pass
Panera Bread	Restaurant	581 Richland Boulevard	Follow-Ups (3)	N/A
Whispering Farms Montessori	Child Care Center	2460 Prosper Trail	Follow-Up	N/A
St. Martin de Porres Catholic School	School	4000 West University Drive	100	Pass
Southern Whips	Mobile Food Unit	N/A	N/A (Fail
Southern Whips	Mobile Food Unit	N/A	N/A	Pass
Legacy Garden	Pool	1800 Wynne Avenue	CO	Pass

Note: Routine inspections will be recorded as a score from 0 to 100, with 100 being the highest score. Non-compliance deductions are in 3 point, 2 point or 1 point deductions. These point values are set by the Department of State Health Services. A score is not assessed for a Certificate of Occupancy inspection (CO), since only the equipment is being inspected. Temporary Food Vendors and Mobile Food Establishments are not scored, but rather pass or fail. Pools are not scored, but rather pass or fail. A Follow Up is to ensure compliance and are not scored. Complaints received are investigated. There is not a score if a routine inspection was not conducted. A Notice of Violation (NOV) is issued if one or more violations are observed and the inspector provides instructions for compliance. A score is not assessed for a Notice of Violation.