

Development Services Monthly Report

Development Activity as of
March 31, 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 March, 2020

Single Family & Townhome Permits Issued – 73

Single Family & Townhome Permits Finaled – 70

Certificates of Occupancy Issued – 6

Zoning/Development Applications Submitted – 24

Single Family & Commercial Inspections – 2,363

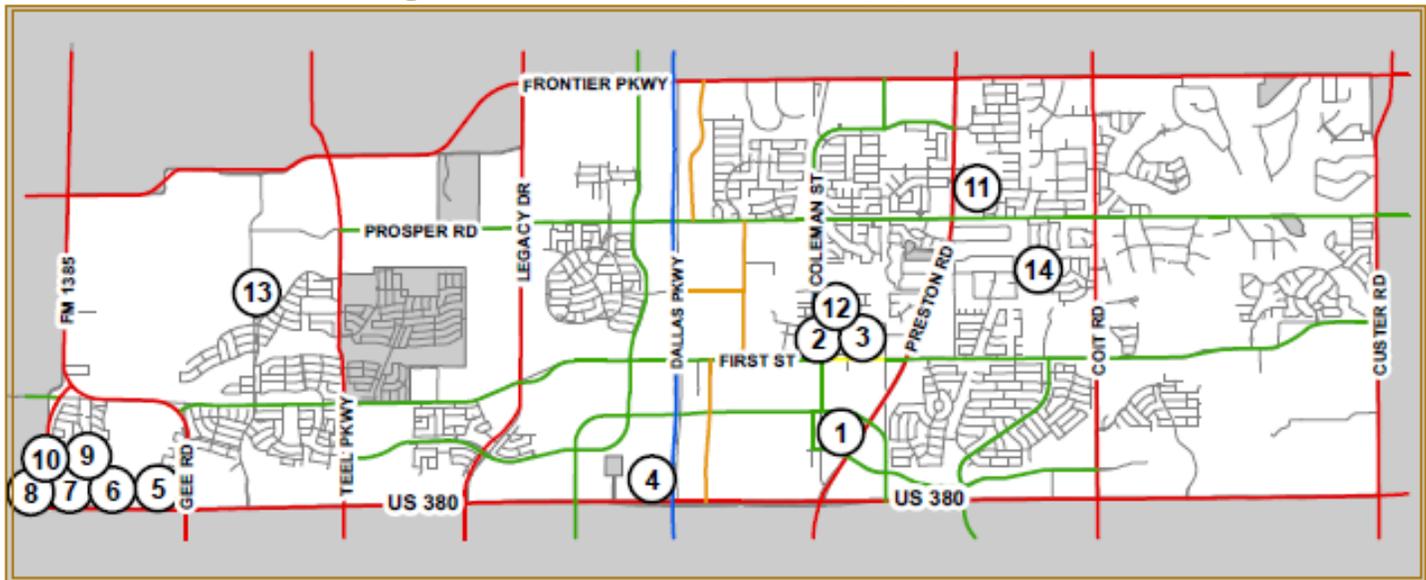


Work on Public Safety Complex Continues

Phase 1 of the Public Safety Complex is currently under construction, and consists of a 23,000 square foot Police Department facility. The future phase of the complex will consist of a new fire station and training facility. Construction of Phase 1 began in October 2019 and is expected to be complete in the Fall of 2020. Once complete, the facility will be home to 40 Police Department officers and staff, as well as 11 Public Safety dispatchers.

PLANNING

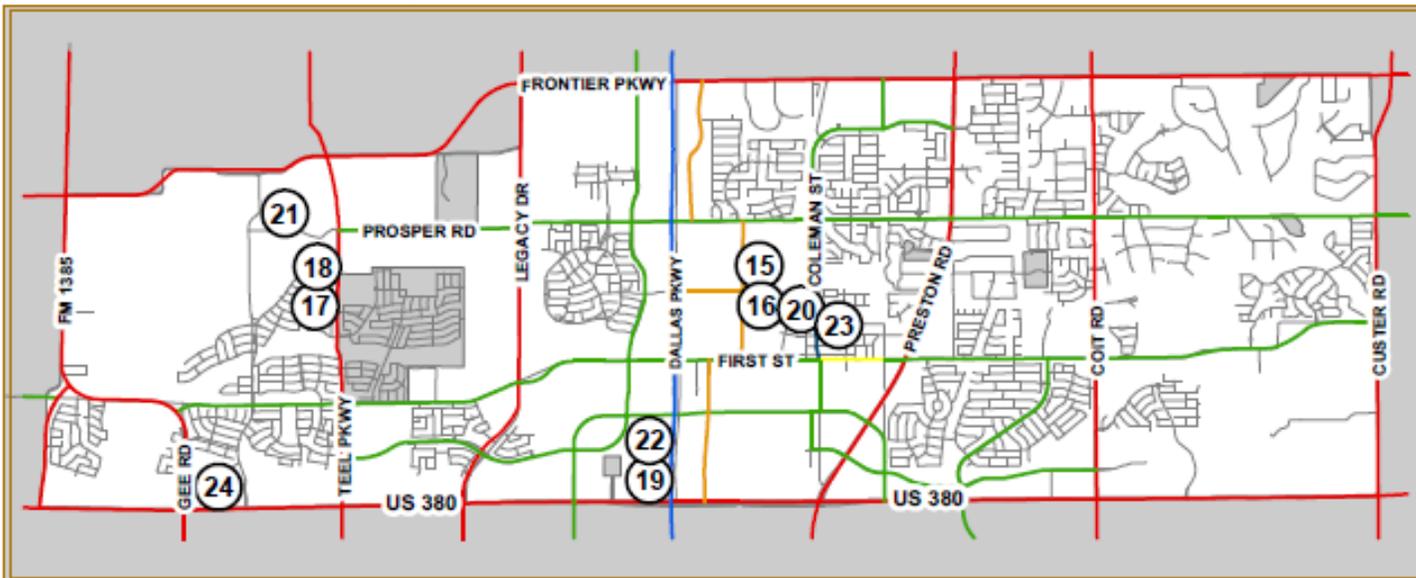
March 2020 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D20-0018	Gates of Prosper, Phase 2, Block A, Lot 4	A Replat for Gates of Prosper, Phase 2, Block A, Lot 4, on 7.7± acres.
2	D20-0019	Lake Point Assisted Living	A Site Plan for an Assisted Living Facility, on 0.02± acres.
3	D20-0020	Bryant's First Addition, Block 22, Lot 10R	A Final Plat for Bryant's First Addition, Block 22, Lot 10R, on 0.2± acres.
4	D20-0021	Prosper West (Children's Medical Center Prosper)	A Preliminary Site Plan for a mixed-use development, including a Medical Office Building, on 126.5± acres.
5	D20-0022	Westfork Crossing, Block A, Lot 7	A Site Plan for a Multi-Tenant Retail/Restaurant building, on 2.9± acres.
6	D20-0023	Westfork Crossing, Block A, Lot 7	A Final Plat for Westfork Crossing, Block A, Lot 7, on 2.9± acres.
7	D20-0024	The Clary Prosper Luxury Apartments	A Site Plan for four (4) Multifamily buildings, containing 243 units, on 11.5± acres.
8	D20-0025	WestSide Addition, Block A, Lot 17	A Final Plat for WestSide Addition, Block A, Lot 17, on 11.5± acres.
9	D20-0026	Vera Prosper Luxury Apartments	A Site Plan for four (4) Multifamily buildings, containing 237 units, on 10.2± acres.
10	D20-0027	WestSide Addition, Block A, Lot 18	A Final Plat for WestSide Addition, Block A, Lot 18, on 10.2± acres.
11	D20-0028	AutoZone	A Site Plan for an Auto Parts Sales facility, on 1.1± acres.
12	D20-0029	202 East First Street	A Site Plan for a Downtown Office, on 1.4± acres.
13	D20-0030	Windsong Ranch, Phase 7A-7D & 7H	A Preliminary Plat for 224 single family residential lots, on 67.9± acres.
14	D20-0031	Country Creek Estate, Block A, Lot 1	A Final Plat for Country Creek Estate, Block A, Lot 1, on 7.0± acres, in Prosper's ETJ.

PLANNING

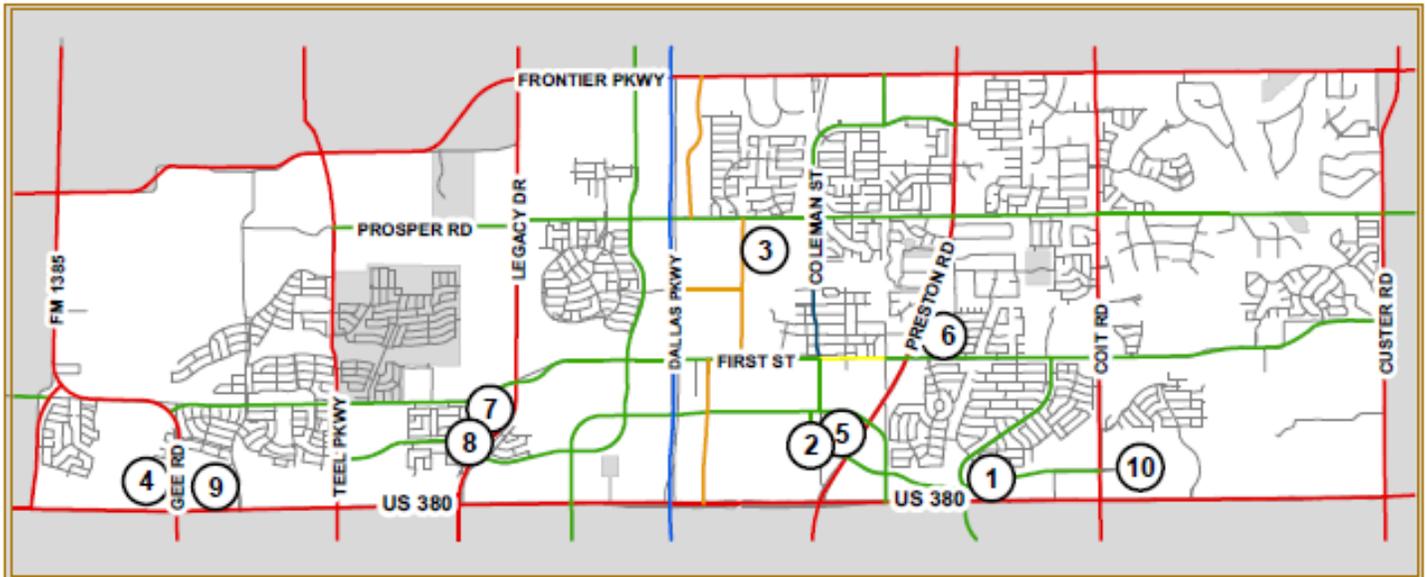
March 2020 Zoning and Development Applications



	Case Number	Project Title	Project Description
15	D20-0032	Prosper Business Park, Phase 2	A Site Plat for two (2) Office/Warehouse buildings, on 4.9± acres.
16	D20-0033	Prosper Business Park, Phase 2, Block B, Lots 1 and 8	A Final Plat for Prosper Business Park, Block B, Lots 1 and 8, on 4.9± acres.
17	D20-0034	Prosper ISD Elementary School No. 14	A Site Plan for PISD Elementary School No. 14, on 10.0± acres.
18	D20-0035	Prosper ISD Elementary School No. 14, Block A, Lot 1	A Final Plat for Prosper ISD Elementary School No. 14, Block A, Lot 1, on 10.0± acres.
19	D20-0036	Children's Medical Center Prosper, Phase 1	A Site Plan for a Medical Office building, on 10.4± acres.
20	Z20-0005	Prosper Downtown Lofts	A request to rezone 13.0± acres to Planned Development-Multi-Family, for 296 units.
21	Z20-0006	Windsong Ranch Office	A request to rezone 5.4± acres, from Planned Development-40-Single Family (PD-40-SF) to Planned Development-40-Office (PD-40-O).
22	Z20-0007	Children's Medical Center	A request for a minor update to Planned Development-41 (PD-41) exhibits for the site layout and façade.
23	MD20-0002	First Methodist Church Parking Waiver	A request for a Parking Surface Waiver to allow for alternate paving materials at the church offices.
24	MD20-0003	Windsong Ranch Marketplace	A request to amend Special Purpose Sign District-5 to allow for the relocation of a Unified Development Sign.

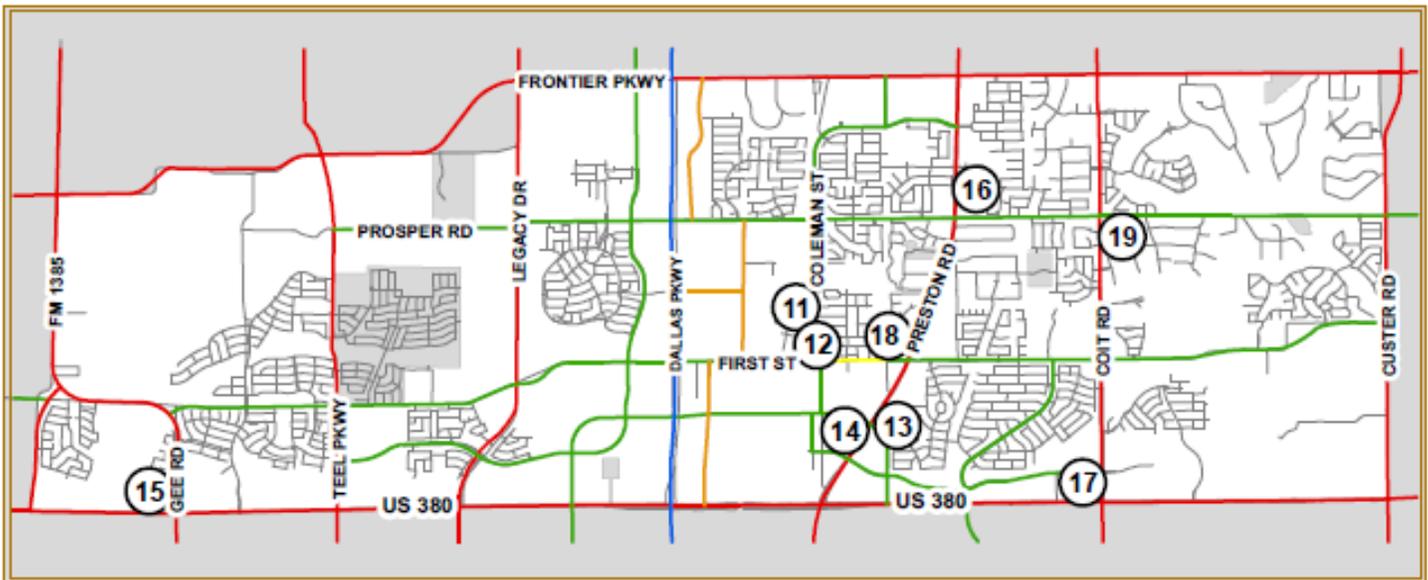
	March 2019	March 2020	YTD 2019	YTD 2020
Submittals	7	24	38	44

Shovel Ready—Non-Residential Project Status



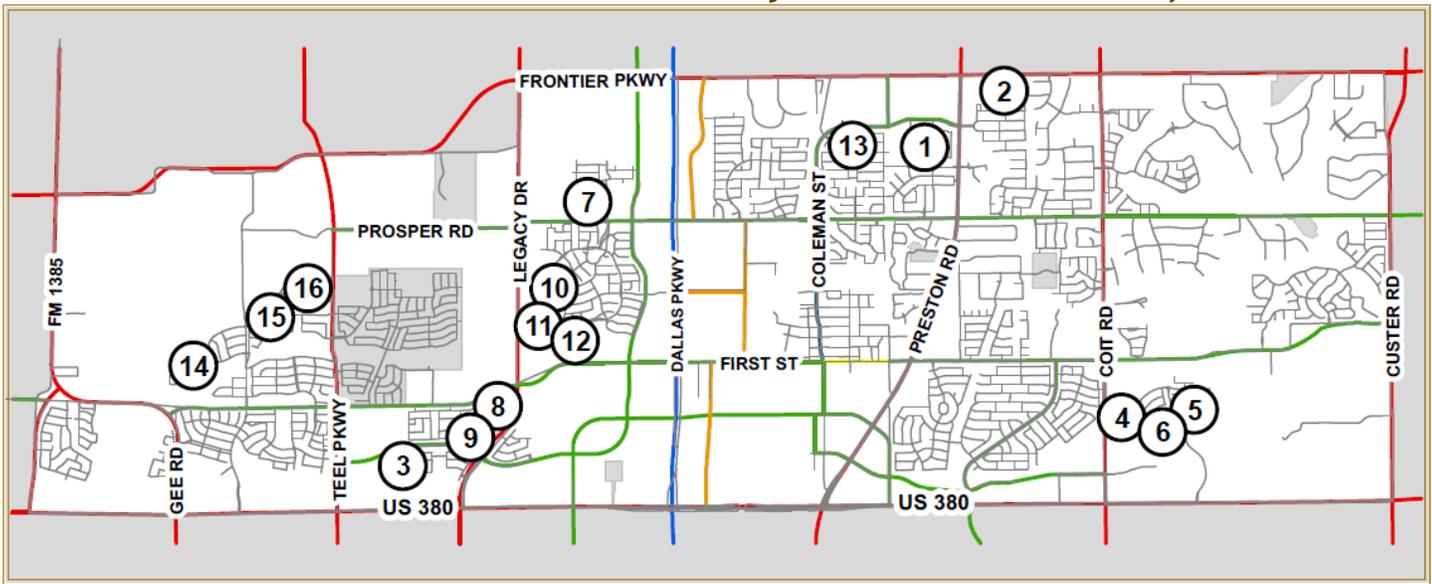
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit under review Engineering—Civil plans under review Site plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road	Multi-tenant Building	No building permit application Engineering—Civil plans approved Site plan expires June 21, 2021	5,400	D19-0116
3	All Storage	920 & 930 Cook Lane	Mini-Warehouse	Building permit under review Engineering—Civil plans approved Released for infrastructure construction Site plan expires June 4, 2020	201,900	D18-0091
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	Alpha Montessori	920 South Legacy Drive	Daycare	No building permit application Engineering—Civil plans under review Site plan expires May 6, 2020	10,273	D18-0062
8	The Office at Legacy	940 South Legacy Drive	Multi-tenant Building	Building permit under review Engineering—Civil plans approved Released for infrastructure construction Site plan expires March 3, 2021	15,000	D19-0083
9	The Home Depot	4450 West University Drive	Home Improvement Store	No building permit application Engineering—Civil plans under review Site plan expires May 6, 2020	105,229	D18-0094
10	Pinnacle Montessori	2720 Richland Boulevard	Daycare	No building permit application Engineering—Civil plans approved Site plan expires June 3, 2021	10,916	D17-0073

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	Office	No building permit application 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	Starbucks	820 South Preston Road	Drive-Through Restaurant	Building permit under review Engineering—Civil plans under review Site plan expires June 3, 2021	2,245	D19-0108
15	Rosa’s Café	5050 West University Drive	Drive-Through Restaurant	No building permit application Engineering—Civil plans approved Site plan expires June 18, 2020	6,940	D18-0109
16	Ebby Halliday	1390 North Preston Road	Multi-tenant building	Building permit under review Engineering—Civil plans under review Site plan expires June 3, 2021	9,090	D19-0110
17	380 Professional Park	2200-2380 Richland Boulevard	Multi-tenant buildings	No building permit application Engineering—Civil plans under review Site plan expires June 3, 2021	95,226	D19-0112
18	Windmill Hill	110, 120, 130, 140, 210 South Preston Road	Multi-tenant Buildings	Building permits under review Engineering—Civil plans under review Site plan expires June 21, 2021	29,142	D19-0081
19	Whispering Farms Commercial	1090 North Coit Road	Multi-tenant Building	Building permit under review Engineering—Civil plans approved Site Plan expires June 7, 2021	10,500	D19-0105
					634,368	

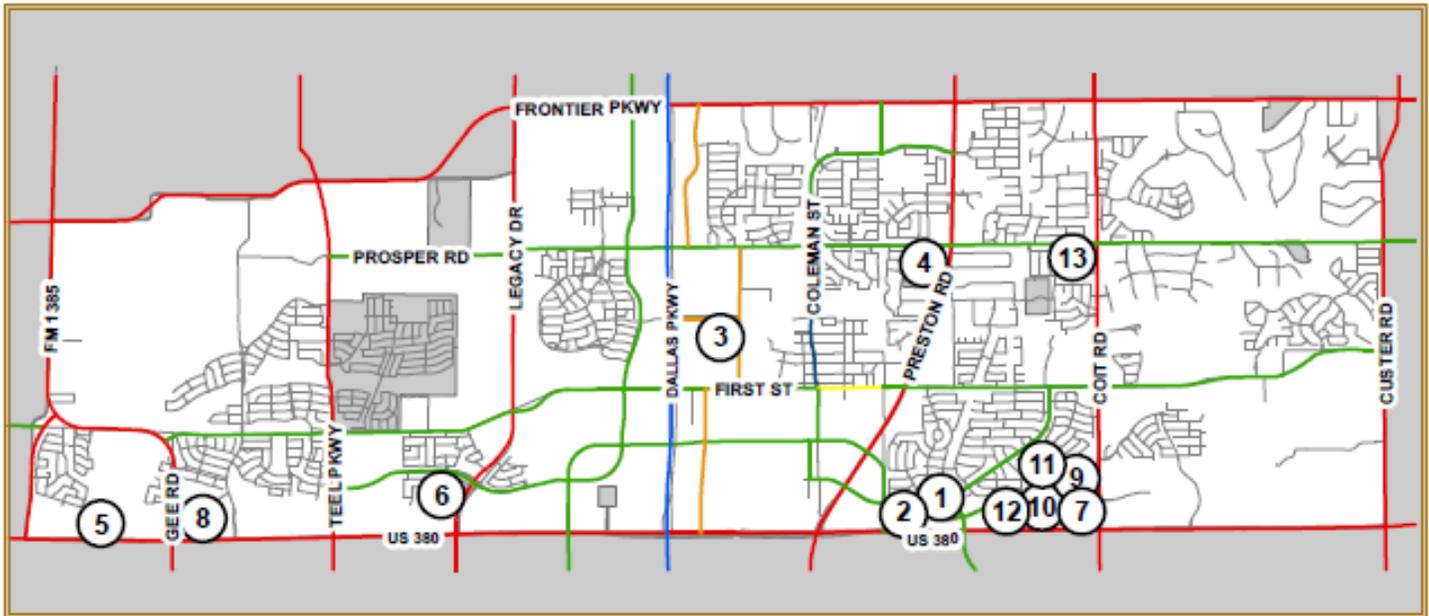
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates	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±	Shovel Ready- Engineering Approval Expired	97	D15-0068
3	Lakes at Legacy, Phase 2	SWQ Legacy Drive / Prairie Drive	62.3±	Under Construction	86	D18-0089
4	Lakewood, Phase 1A	NEQ Meadowbrook Boulevard / Coit Road	14.3±	Under Construction	28	D17-0083
5	Lakewood, Phase 2	SEQ Lakewood Drive / Meadowbrook Boulevard	3.6±	Under Construction	13	D18-0130
6	Lakewood, Phase 3	SEQ Lakewood Drive / Meadowbrook Boulevard	52.1±	Under Construction	186	D19-0022
7	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction	16	D18-0073
8	Parks at Legacy, Phase 3	NWQ Prairie Drive / Legacy Drive	4.9±	Under Construction	20	D18-0077
9	Parks at Legacy, Phase 4	NWQ Prairie Drive / Legacy Drive	8.2±	Under Construction	28	D18-0078
10	Star Trail, Phase 5	SWQ Prosper Trail / Shawnee Trail	61.0±	Under Construction	142	D18-0036
11	Star Trail, Phase 6	NEQ Legacy Drive / Fishtrap Road	26.6±	Engineering Plans Under Review	67	D19-0121
12	Star Trail, Phase 7	NEQ Legacy Drive / Fishtrap Road	40.0±	Engineering Plans Under Review	118	D19-0122
13	Tanners Mill, Phase 1D	South & East of Coleman Street	41.9±	Under Construction	74	D18-0124
14	Windsong Ranch, Phase 3D	NEQ Fishtrap Road / Windsong Parkway	75.6±	Engineering Plans Approved Release for early grading	95	D19-0097
15	Windsong Ranch, Phase 5C	NEQ Fishtrap / Teel Parkway	41.0±	Under Construction	74	D19-0057
16	Windsong Ranch, Phase 5D	NEQ Fishtrap / Teel Parkway	38.2±	Under Construction	93	D19-0092
Total Number of Lots Under Construction / Shovel Ready					1,228	

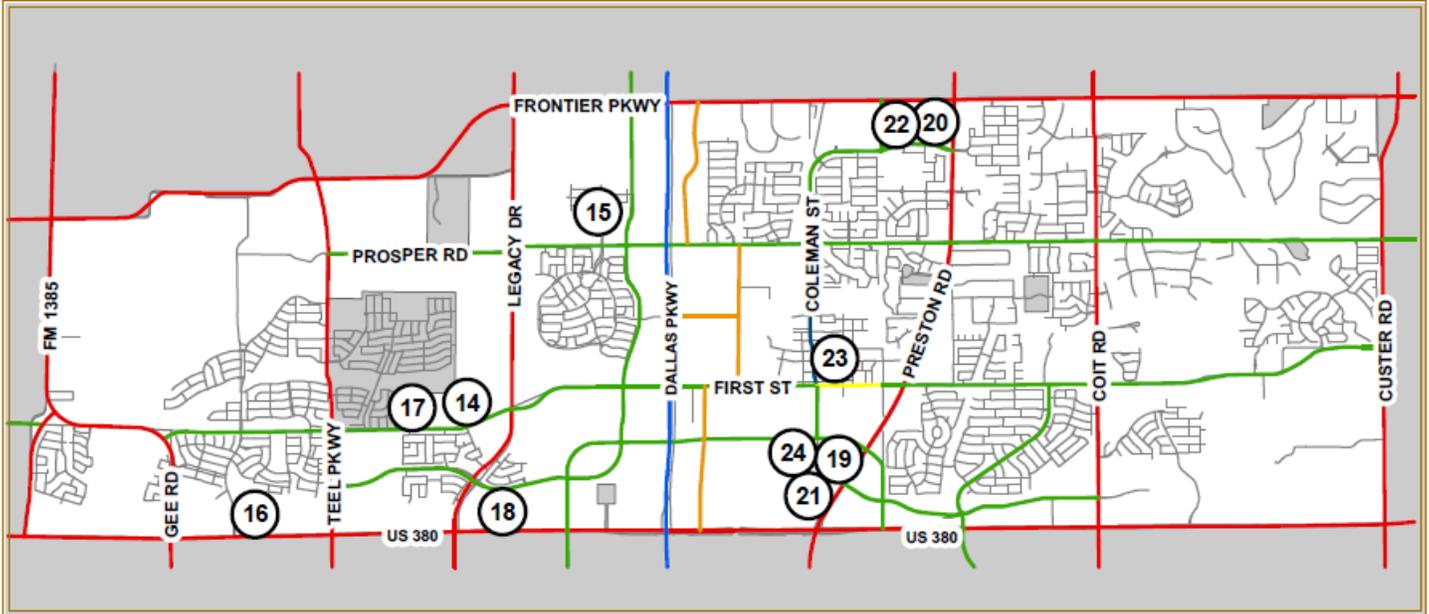
BUILDING INSPECTIONS

*Current Non-Residential Construction Activity—Total of 864,373 Square Feet
Details for Each Project on Following Pages*



	Case Number	Project Title	Project Address
1	D18-0030	Goddard School	1180 La Cima Boulevard
2	D18-0071	La Cima Crossing Multi-tenant Building	1281 East University Drive
3	D19-0041	Public Safety Facility	801 Safety Way
4	D19-00037	Blue Star Storage	1140 East Prosper Trail
5	D18-0104	Fast Lane Car Wash	5090 West University Drive
6	D19-0086	Lakes at Legacy Amenity Center	2811 Firefly Place
7	D18-0121	Prosper Commons Multi-tenant Buildings	2281, 2361, 2381 East University Drive
8	D19-0058	CareNow	4530 West University Drive
9	D18-0099	Whispering Gables Multi-tenant Buildings	1010, 1030, 1050, 1100, 1120 South Coit Road
10	D18-0069	Quick N Clean Car Wash	2171 East University Drive
11	D19-0047	Murphy Express	2331 East University Drive
12	D19-0090	Neighborhood Credit Union	2201 East University Drive
13	D18-0102	Prosper Trails Office Center	2200 & 2250 East Prosper Trail

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address
14	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road
15	D18-0043	Legacy Gardens Amenity Center	1800 Wynne Avenue
16	D18-0080	Cook Children's Medical Center	4200 West University Drive
17	D18-0131	PISD William Rushing Middle School	3080 Fishtrap Road
18	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive
19	D19-0054	Gates of Prosper, Phase 2, Block A, Lots 1, 10, & 13	800-1110 South Preston Road
20	D17-0079	Victory at Frontier	1921 North Preston Road
21	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road
22	D18-0127	7-Eleven	2101 North Preston Road
23	D19-0080	Prosper Counseling	102 East Third Street
24	D19-0065	Gates of Prosper, Phase 2, Block A, Lot 6	880 South Preston Road



1. Goddard School

1180 La Cima Boulevard

Valuation – \$1,200,000

Square Footage – 10,413

Permit Issued – December 13, 2018



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. Public Safety Facility

801 Safety Way

Valuation – \$12,500,000

Square Footage – 23,159

Permit Issued – June 27, 2019



4. Blue Star Storage

1140 East Prosper Trail

Valuation – \$1,045,000

Square Footage – 22,750

Permit Issued – August 2, 2019

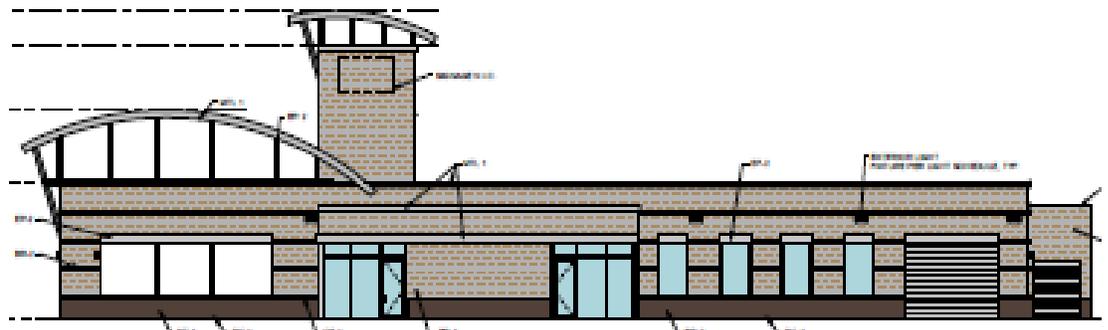
5. Fast Lane Car Wash

5090 West University Drive

Valuation – \$1,800,000

Square Footage – 4,588

Permit Issued – August 27, 2019



6. Lakes at Legacy Amenity Center

2811 Firefly Place

Valuation – \$653,274

Square Footage – 646

Permit Issued – January 14, 2020



**7. Prosper Commons
(Multi-tenant Buildings)**

2281, 2361, 2381 East University Drive

Valuation – \$5,205,000

Square Footage – 41,149

Permit Issued – June 27, 2019

8. CareNow

4530 West University Drive

Valuation – \$1,350,000

Square Footage – 3,917

Permit Issued – November 12, 2019



**9. 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



10. Quick N Clean Car Wash

2171 East University Drive

Valuation – \$800,000

Square Footage – 5,362

Permit Issued – November 21, 2019



11. Murphy Express

2331 East University Drive

Valuation – \$1,750,000

Square Footage – 2,824

Permit Issued – February 5, 2020

12. Neighborhood Credit Union

2201 East University Drive

Valuation – \$1,710,092

Square Footage – 2,005

Permit Issued – March 25, 2020



13. 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



14. CHC Office Fishtrap (Multi-tenant Buildings)

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020



15. Legacy Gardens Amenity Center

1800 Wynne Avenue

Valuation – \$1,500,000

Square Footage – 4,961

Permit Issued – March 19, 2019



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

800-1110 South Preston Road

Valuation – \$13,193,118

Square Footage – 176,915

Permit Issued – October 17, 2019

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

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



**21. Gates of Prosper, Phase 2,
Block A, Lot 1**

(Multi-tenant Buildings)

1140 & 1150 South Preston Road

Valuation – \$1,330,000

Square Footage – 15,758

Permit Issued – October 31, 2019



22. 7-Eleven

2101 North Preston Road

Valuation – \$4,970,000

Square Footage – 6,502

Permit Issued – January 10, 2020



23. Prosper Counseling Residential House to Office Conversion

102 East Third Street

Valuation – \$49,000

Square Footage – 1,905

Permit Issued – January 7, 2020

24. Gates of Prosper, Phase 2, Block A, Lot 6 (Multi-tenant Buildings)

2720 Richland Boulevard

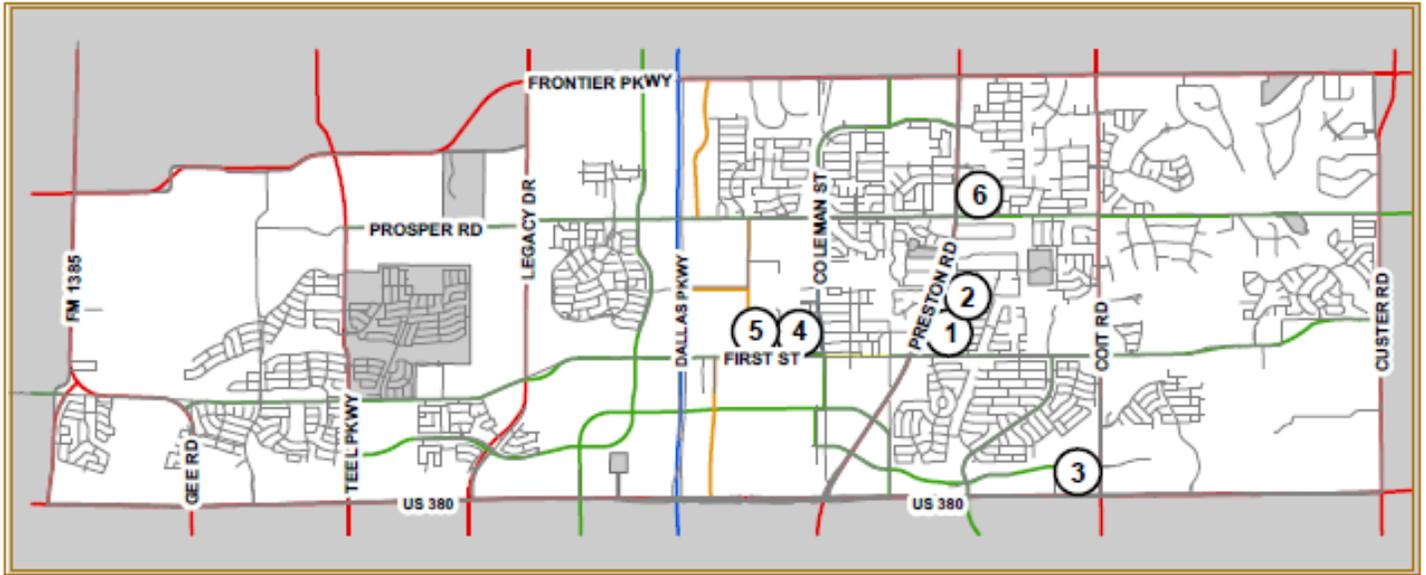
Valuation – \$2,000,000

Square Footage – 10,926

Permit Issued – May 3, 2019



March 2020 Certificates of Occupancy



	Business Name	Square Footage	Use	Address
1	Palio's Pizza (Change of Ownership)	1,506	Restaurant	120 North Preston Road, Suite 10
2	My Eye Doctor (Change of Ownership)	4,527	Medical Office	221 North Preston Road, Suite B
3	Panda Express	2,199	Drive-through Restaurant	2251 East University Drive
4	Green Mechanical Services	2,478	Office	241 South McKinley Street
5	Bethlehem Food Pantry	2,478	Food Pantry	241 South McKinley Street
6	Eddie's Napolis Italian Restaurant	2,940	Restaurant	1450 North Preston Road, Suite 10

	March 2019	March 2020	YTD 2019	YTD 2020
Certificates of Occupancy	6	6	23	16

Single Family Permits YTD by Subdivision

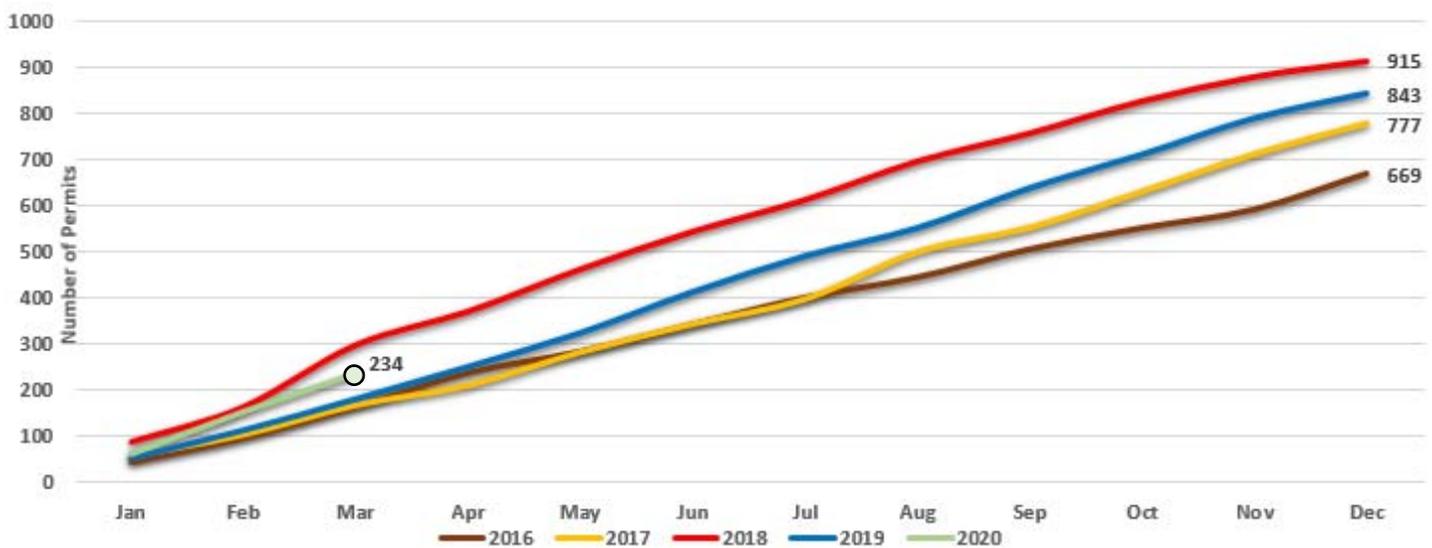
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued March 2020	Permits Issued YTD
Falls at Prosper	Our Country Homes Harwood Homes	4,020	5,380	0	7
Frontier Estates	Meritage Homes	4,183	5,153	5	8
Greenspoint	Dave R Williams Homes	4,003	5,923	0	1
Hills at Legacy	Meritage Homes	3,438	4,107	8	13
Lakes at Legacy	Grand Texas Homes Shaddock Homes	3,679	4,214	3	12
Lakes of Prosper	Megatel Homes Beazer Homes	2,927	3,757	3	10
Lakewood	Britton Homes/Perry Homes Darling Homes	3,153	3,958	5	19
Legacy Garden	Risland Homes	3,781	4,835	1	3
Parks at Legacy	Trendmaker Homes Pacesetter Homes Ashton Woods Homes	3,204	4,041	2	14
Parkside	Highland Homes Drees Custom Homes American Legend Homes Huntington Homes	4,016	5,132	5	16
Preserve at Doe Creek	M/I Homes	2,658	3,235	1	11
Prosper Lake on Preston	Bloomfield Homes	4,070	5,151	5	10
Saddle Creek	JPA Development	4,860	6,116	1	2

Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued March 2020	Permits Issued YTD
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	3,352	4,128	15	46
Tanner's Mill	First Texas Homes	4,283	5,593	2	5
Whitley Place	Westwind Building Corp Drees Custom Homes	4,612	6,383	0	2
Windsong Ranch	Highland Homes Mainvue Southgate Homes American Legend Homes Drees Custom Homes Shaddock Homes Belclaire Homes	3,806	4,722	17	46
Totals		3,572	4,433	70	225
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued March 2020	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	1,598	2,016	0	9
Totals		1,598	2,016	0	9

BUILDING INSPECTIONS – SUMMARY

Single Family Residential Permits Issued



Single Family Residential Permits Issued by Quarter

	March	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	73	234	-	-	-	234
2019	68	178	232	223	210	843
2018	135	290	245	219	161	915
2017	64	165	175	211	226	777
2016	63	164	178	167	160	669

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections and Permits

	March 2019	March 2020	YTD 2019	YTD 2020
Code Compliance Inspections	92	135	225	400
Citations Issued	5	3	10	11
Health Inspections	47	38	93	136

Health Inspections, March 2020

Business Name	Business Type	Address / Event Name	Score	Pass/Fail
Kona Ice #2	Mobile Food Unit	N/A	N/A	Pass
Tocos, Bites, and Beats	Mobile Food Unit	N/A	N/A	Pass
Kona Ice Of Denton	Mobile Food Unit	N/A	N/A	Pass
Kona Ice Kiosk	Mobile Food Unit	N/A	N/A	Pass
Truck'n Thai	Mobile Food Unit	N/A	N/A	Pass
Ragin' Casian	Mobile Food Unit	N/A	N/A	Pass
7-Eleven	Restaurant	390 South Preston Road	95	Pass
Chick-fil-A @ Windsong	Restaurant	4420 West University Drive	99	Pass
Marco's Pizza	Restaurant	1180 North Coit Road, Suite 20	95	Pass
SW Sushi Kroger	Restaurant	1250 North Coit Road	98	Pass
Orion Prosper Lakes	Pool	880 South Coit Road	N/A	Pass
Orion Prosper Lakes	Spa	880 South Coit Road	N/A	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.