

Development Services Monthly Report

Development Activity as of
April 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 April, 2020

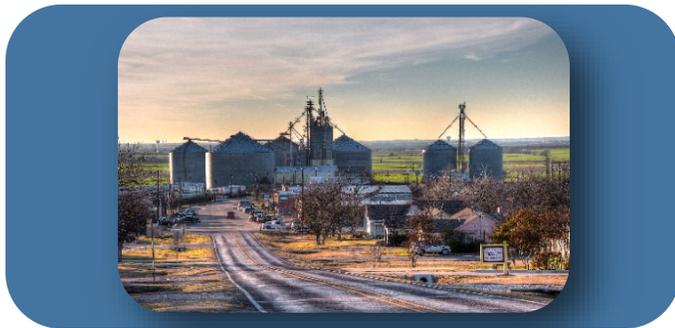
Single Family & Townhome Permits Issued – 79

Single Family & Townhome Permits Finaled – 72

Certificates of Occupancy Issued – 7

Zoning/Development Applications Submitted – 16

Single Family & Commercial Inspections – 2,789



Town Council Approves Incentives for Downtown Development

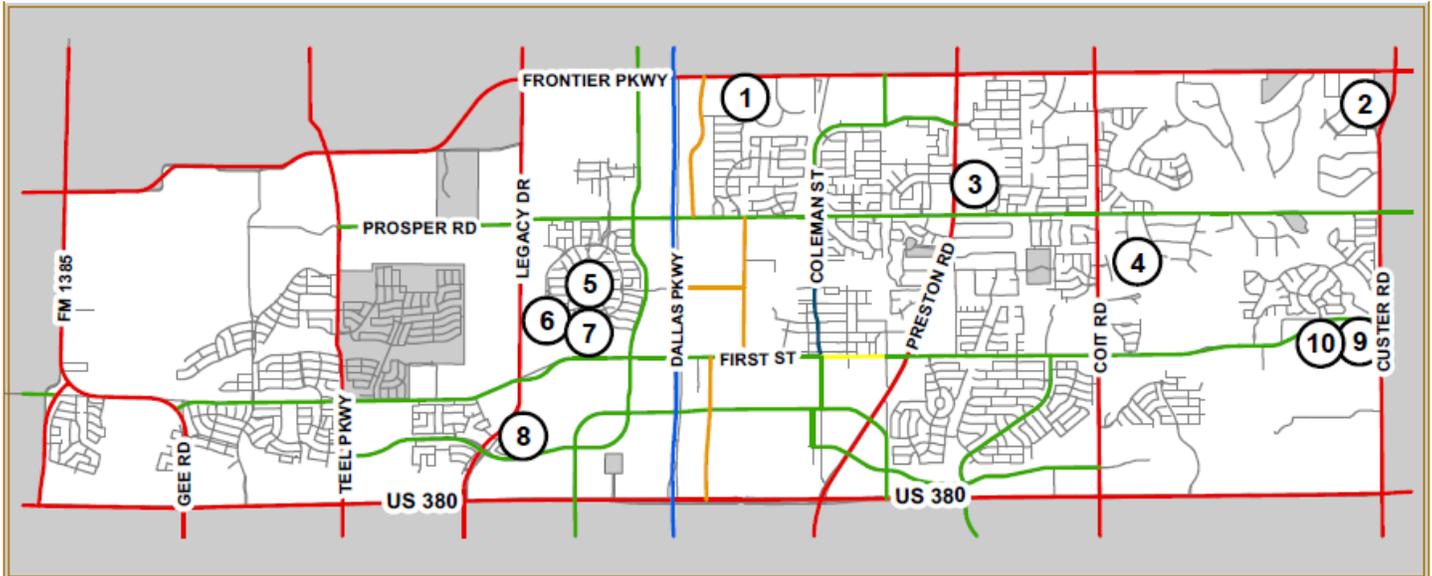
In an effort to promote growth and revitalization in downtown Prosper, in April, the Town Council approved an ordinance creating a program offering incentives for residential development in the downtown area, the “Downtown Residential Revitalization Program.” The program provides a 100% waiver of building permit and impact fees, provided certain criteria are met. Staff has estimated a savings of approximately \$10,000 in fees for an average downtown home under the terms of the new program. In addition, the Council approved Neighborhood Empowerment Zone, No. 1, which provides a waiver to certain fees for non-residential development in the downtown area. Links to additional information regarding each of the programs can be found below.

Click [here](#) for details regarding the Residential Revitalization Program

Click [here](#) for details regarding Neighborhood Empowerment Zone, No. 1

PLANNING

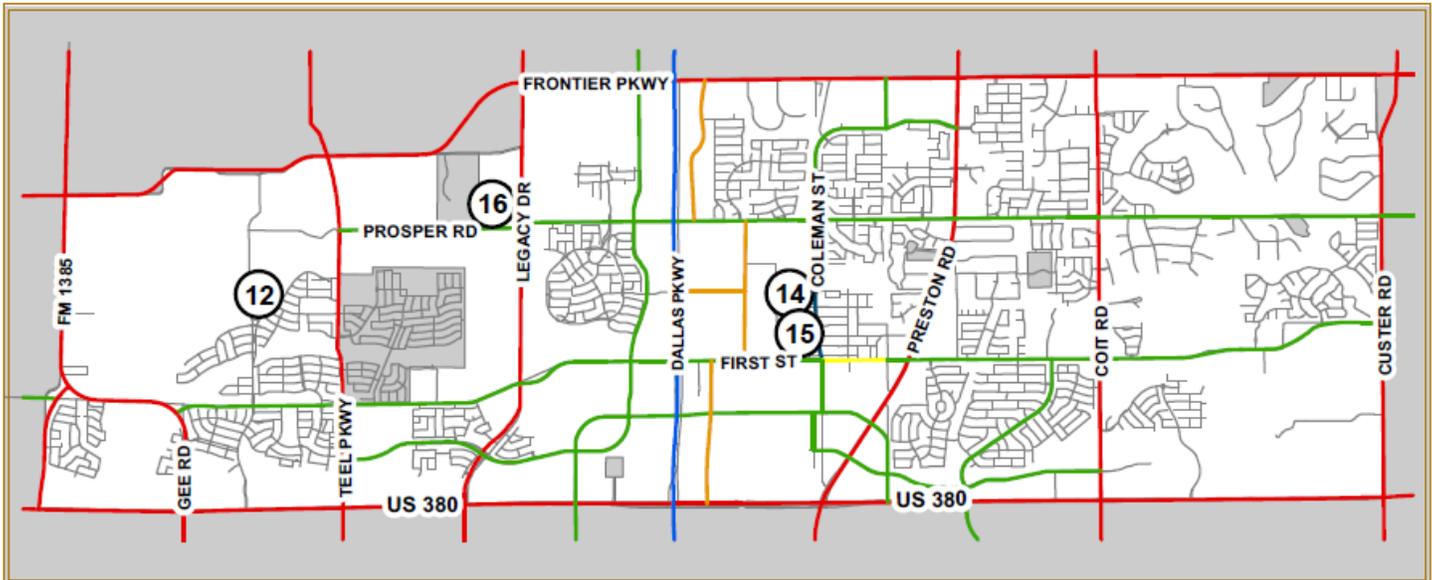
April 2020 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D20-0037	Frontier Park Storage Building	A Site Plan for a Storage Building in Frontier Park, on 0.5± acres.
2	D20-0038	Rhea's Mill Baptist Church Addition	A Replat for Rhea's Mill Baptist Church Addition, Block A, Lot 1, on 9.3± acres.
3	D20-0039	Shops at Prosper Trail	A Replat for Shops at Prosper Trail, Block A, Lots 6R and 7R, on 2.0± acres.
4	D20-0040	Whispering Farms, Phase 2	An Amending Plat for Whispering Farms, Phase 2, Block A, Lot 22, on 7.0± acres.
5	D20-0041	Star Trail, Phase 8 & 9	A Revised Preliminary Plat for Star Trail, Phase 8 & 9, for 139 single family residential lots, on 79.6± acres.
6	D20-0042	Star Trail, Phase 8	A Final Plat for Star Trail, Phase 8 for 68 single family residential lots, on 32.6± acres.
7	D20-0043	Star Trail, Phase 9	A Final Plat for Star Trail, Phase 9 for 71 single family residential lots, on 47.0± acres.
8	D20-0044	Hills at Legacy, Phase 1	An Amending Plat for Hills at Legacy, Phase 1, Block G, Lot 28, on 0.2± acres.
9	D20-0045	Founders Academy of Prosper	A Site Plan for a Charter School, on 22.0± acres.
10	D20-0046	Founders Academy of Prosper	A Final Plat for Founders Academy of Prosper, Block A, Lot 1, on 22.0± acres.

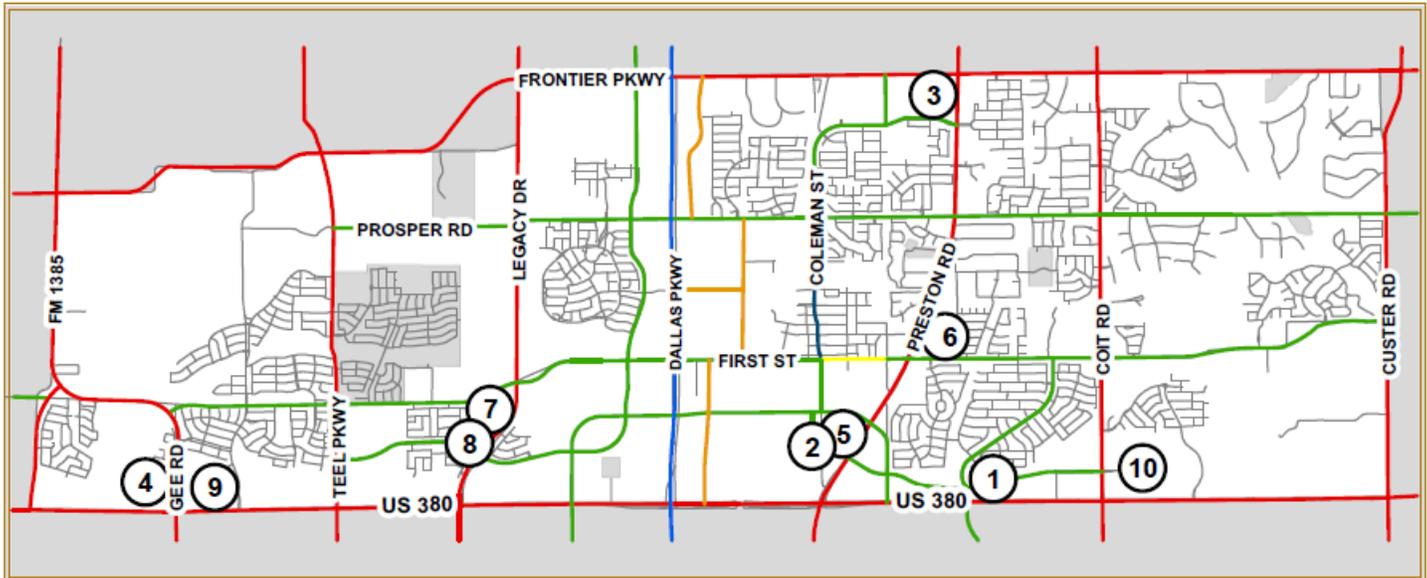
PLANNING

April 2020 Zoning and Development Applications



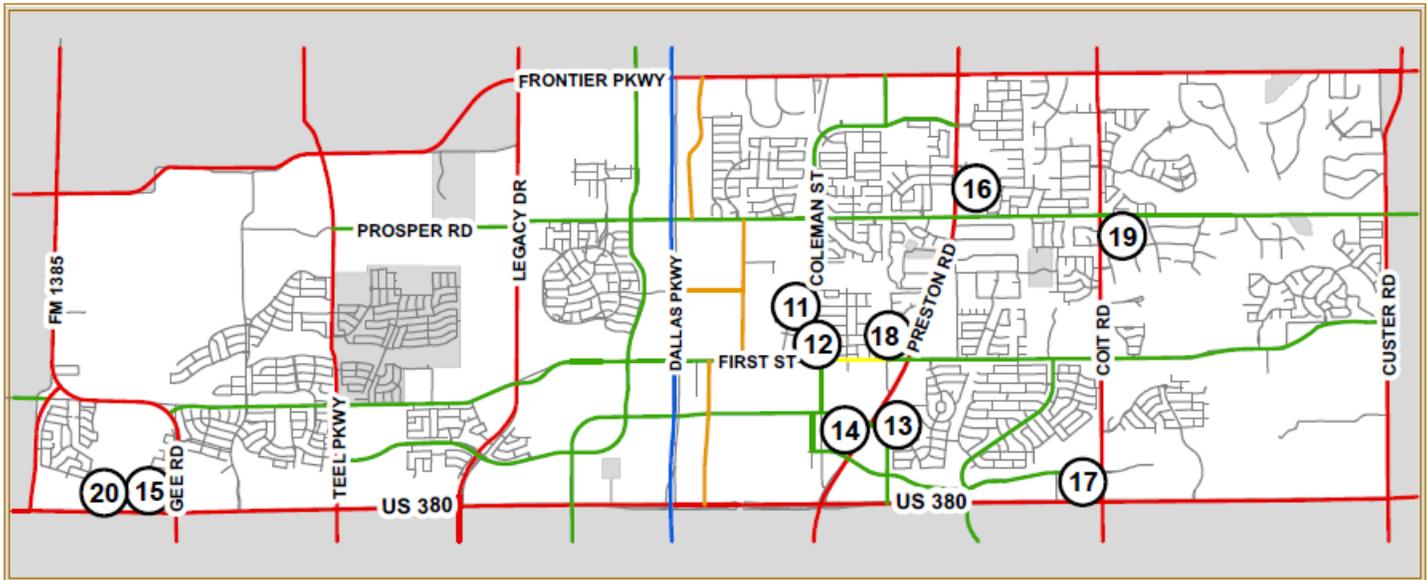
	Case Number	Project Title	Project Description		
11	Z20-0008	Zoning Ordinance Amendment	A request to amend Chapter 4, Section 1, of the Zoning Ordinance, generally allowing for the waiver of certain development regulations.		
12	Z20-0009	Windsong Ranch Courtyard Regulations	A request to modify the development standards of Planned Development-40, for Windsong Ranch, generally to amend the courtyard lot regulations.		
13	Z20-0010	Zoning Ordinance Amendments	A request to amend the non-residential development and design regulations within the Zoning Ordinance.		
14	Z20-0011	Silo Park	A request to amend Planned Development-84, on 1.0± acres, to allow for an extension of the Food Truck Park use and to modify the development standards.		
15	Z20-0012	Broadway Street - Downtown Commercial	A request to rezone 1.2± acres, from Planned Development-84 to Downtown Commercial.		
16	Z20-0013	Legacy Storage	A request to rezone 5.3± acres, from Agricultural to Planned Development.		
		April 2019	April 2020	YTD 2019	YTD 2020
Submittals		11	16	49	60

Shovel Ready—Non-Residential Project Status



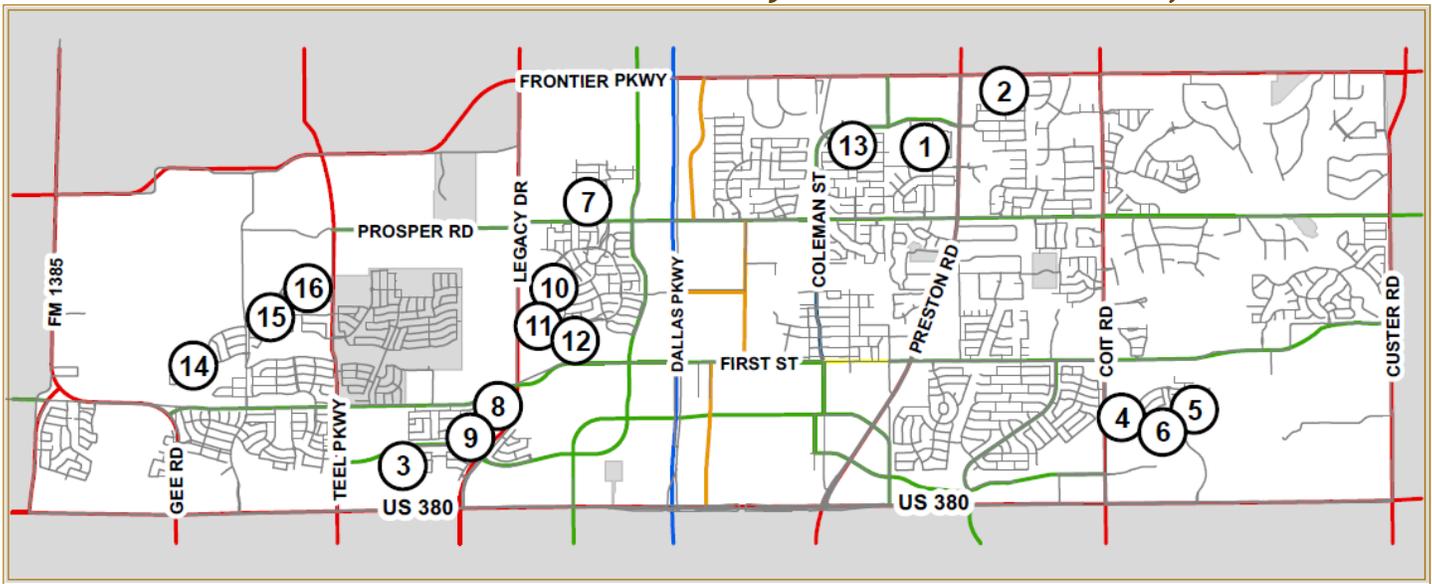
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit under review Engineering—Civil plans under review Site plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road	Multi-tenant Building	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	No building permit application 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	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	Downtown Office	Building permit under review 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 approved 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	Building permit approved 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 approved 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 approved Engineering—Civil plans approved Site Plan expires June 7, 2021	10,500	D19-0105
20	Westfork Crossing, Lot 7	4890 West University Drive	Multi-tenant Building	No building permit application Engineering—Civil plans under review Site plan expires October 7, 2021	17,121	D20-0022
					468,589	

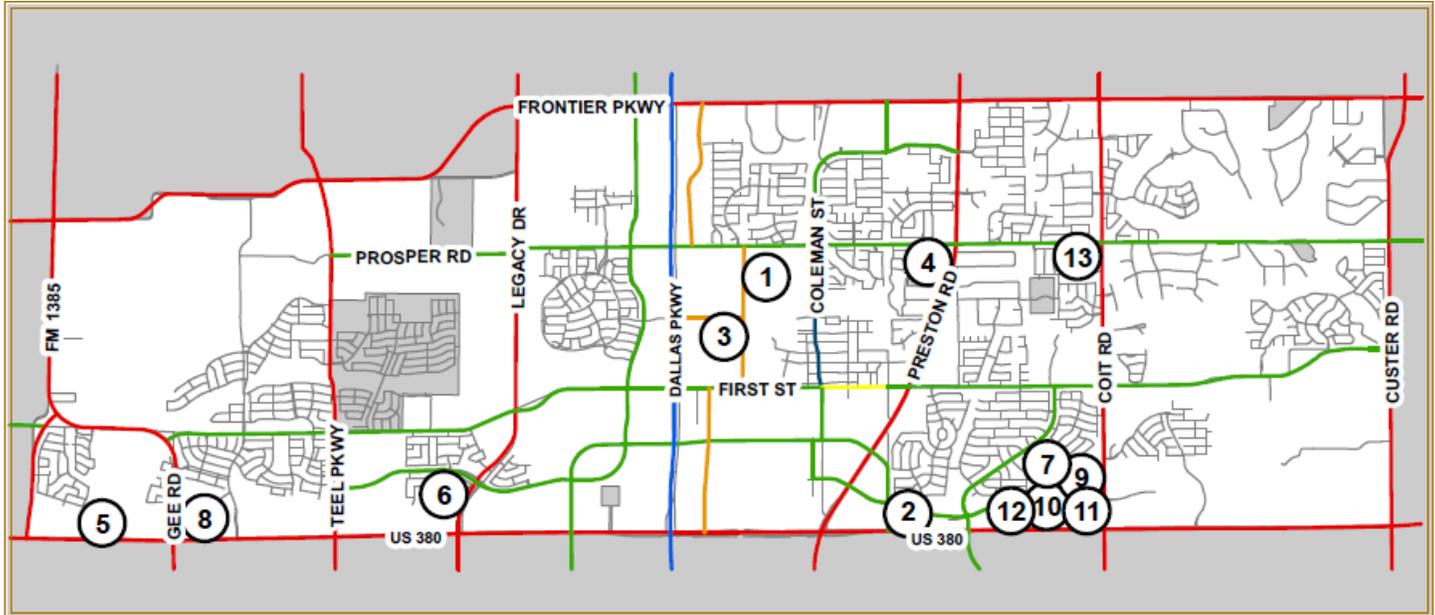
Under Construction & Shovel Ready—Residential Project Status



	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	

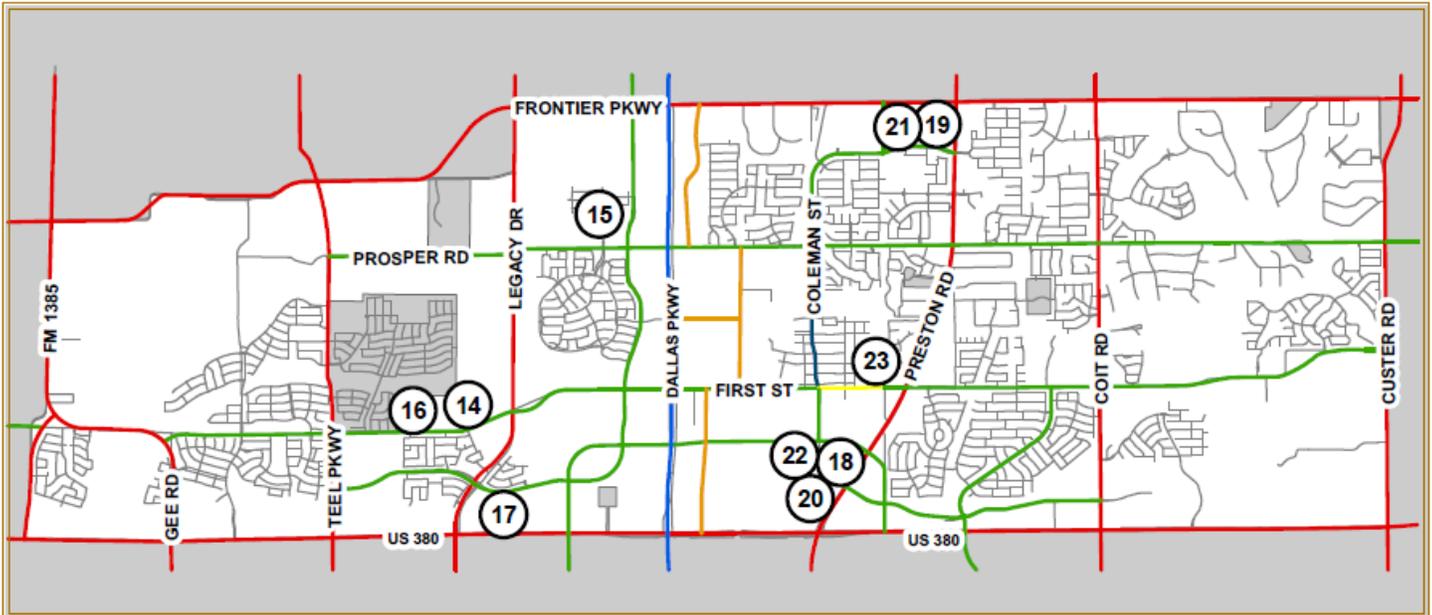
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 869,272 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	D19-0041	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	D18-0131	PISD William Rushing Middle School	3080 Fishtrap Road
17	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive
18	D19-0054	Gates of Prosper, Phase 2, Block A, Lots 1, 10, & 13	800-1110 South Preston Road
19	D17-0079	Victory at Frontier	1921 North Preston Road
20	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road
21	D18-0127	7-Eleven	2101 North Preston Road
22	D19-0065	Gates of Prosper, Phase 2, Block A, Lot 6	880 South Preston Road
23	D20-0015	Kelly Clark Law Offices	603 East Broadway Street

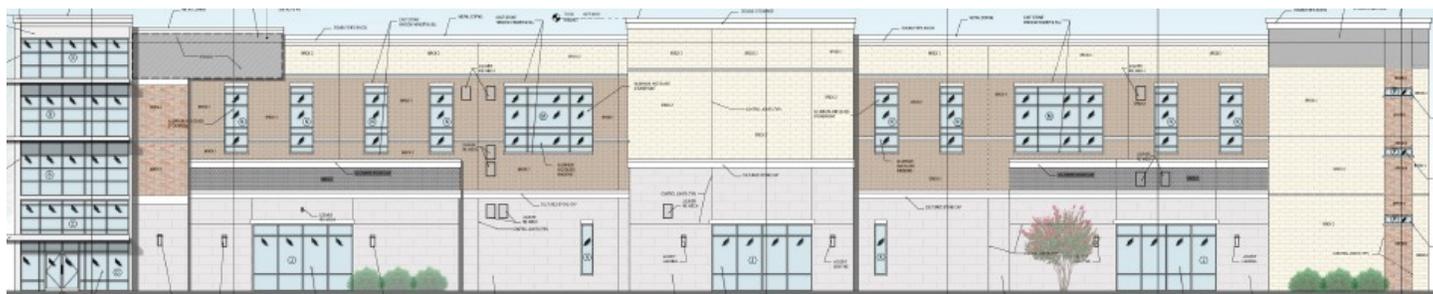
1. All Storage

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. 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

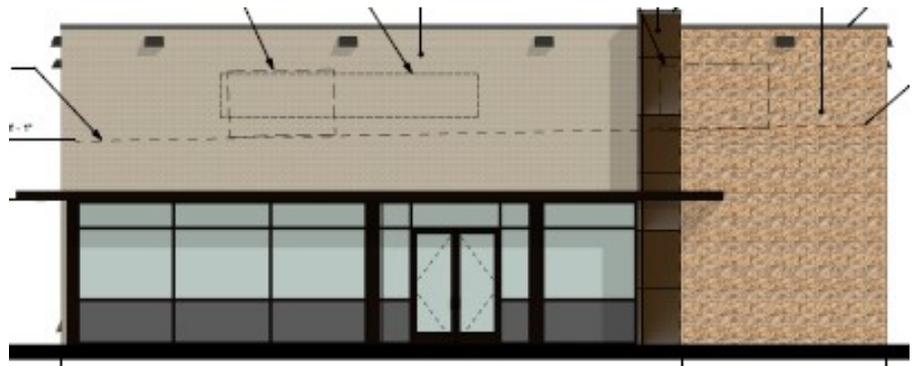
8. CareNow

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



16. PISD William Rushing Middle School

3080 Fishtrap Road

Valuation – \$30,176,153

Square Footage – 173,169

Permit Issued – March 22, 2019

17. Chrysler, Dodge, Jeep & Ram

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



18. 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

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

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



**20. 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



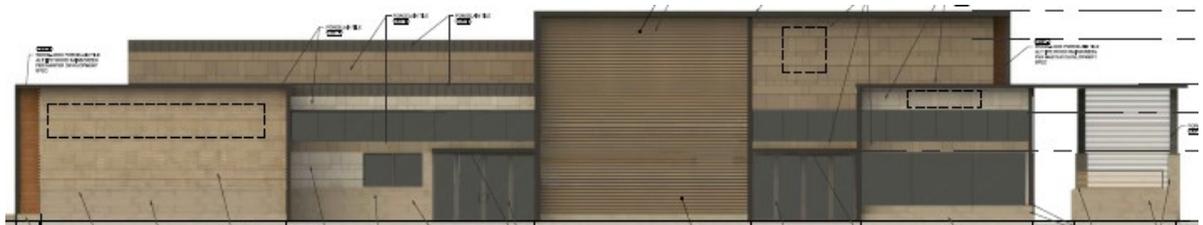
21. 7-Eleven

2101 North Preston Road

Valuation – \$4,970,000

Square Footage – 6,502

Permit Issued – January 10, 2020



**22. 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



**23. Kelly Clark Law Offices
Residential House to Office
Conversion**

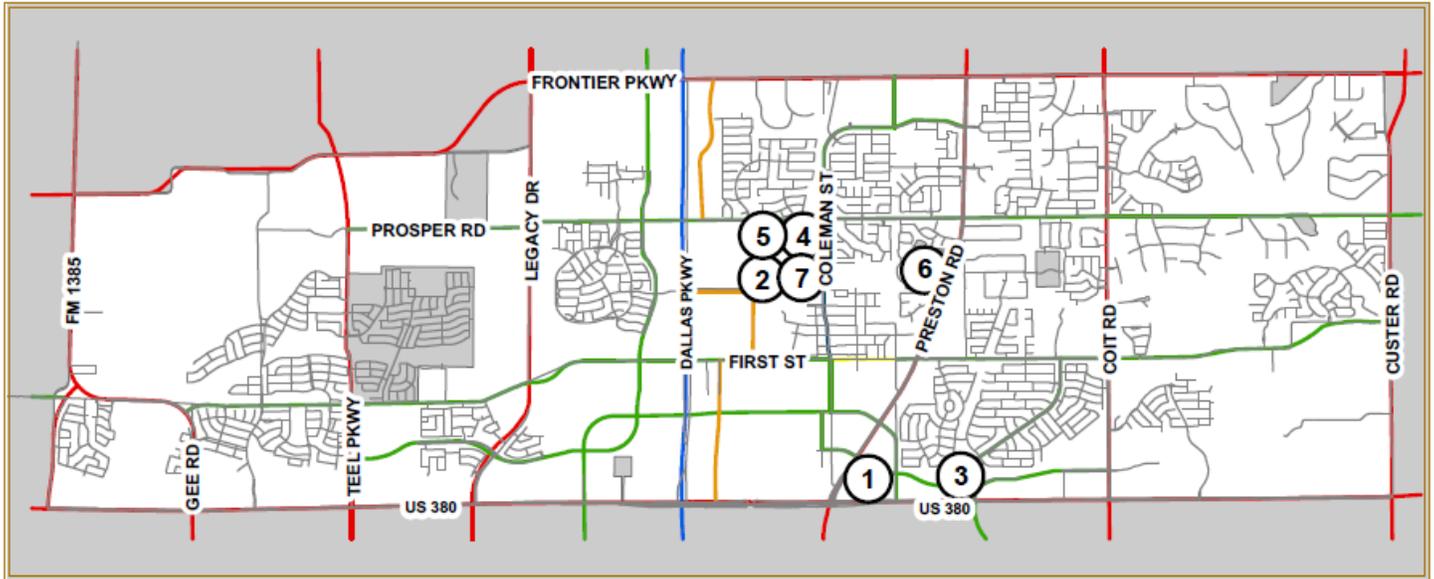
603 East Broadway Street

Valuation – \$100,000

Square Footage – 2,853

Permit Issued – March 3, 2020

April 2020 Certificates of Occupancy



	Business Name	Square Footage	Use	Address
1	James Avery Artisan Jewelry	2,887	Retail	1141 South Preston Road, Suite 30
2	Burn Boot Camp	5,075	Health/Fitness Center	450 Industry Way, Suite 30
3	Goddard School	10,413	Day Care	1180 La Cima Boulevard
4	Prosper Nutrition	1,800	Retail	1061 North Coleman Street, Suite 200
5	Greater Therapy Center	2,063	Medical Office	1061 North Coleman Street, Suite 140
6	Kwik-Kar/ Save Deductible Body Shop (change of ownership)	12,000	Auto Repair	787 North Preston Road
7	The Well Frequency	3,000	Retail	1061 North Coleman Street, Suite 100

	April 2019	April 2020	YTD 2019	YTD 2020
Certificates of Occupancy	9	7	32	23

Single Family Permits YTD by Subdivision

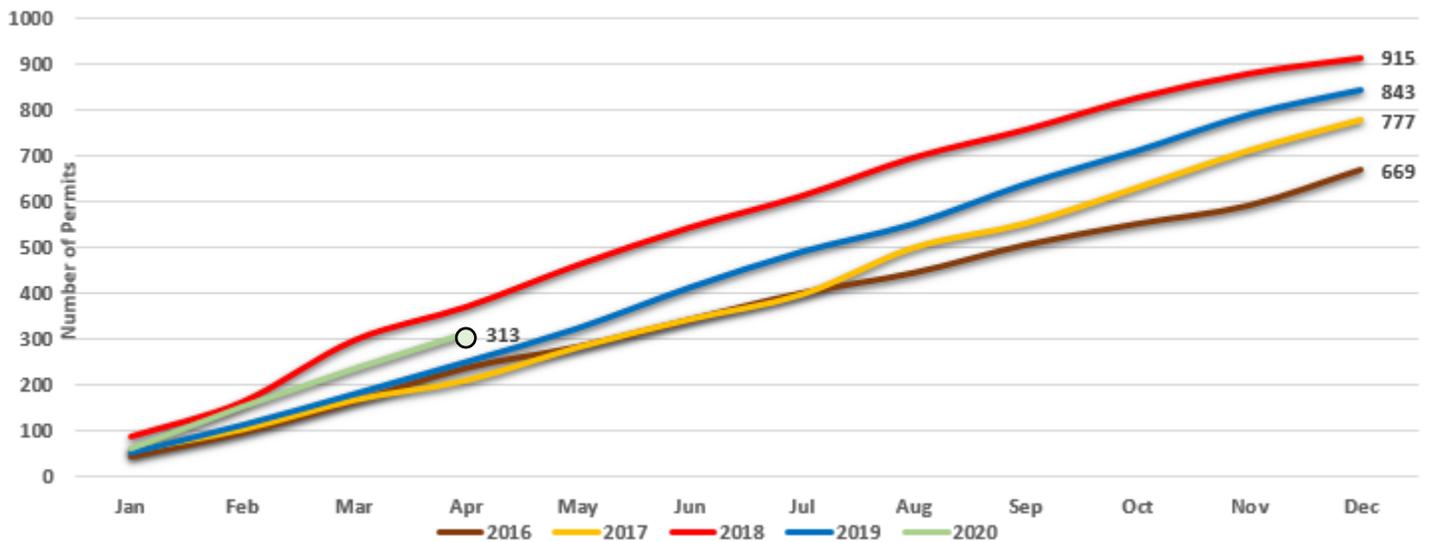
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued April 2020	Permits Issued YTD
Falls at Prosper	Our Country Homes Harwood Homes Megatel Homes	3,989	5,298	8	15
Frontier Estates	Meritage Homes	4,258	5,234	6	14
Greenspoint	Dave R Williams Homes Eminence Designs	5,355	7,709	1	2
Hills at Legacy	Meritage Homes	3,360	4,006	6	19
Lakes at Legacy	Grand Texas Homes Shaddock Homes	3,725	4,321	7	19
Lakes of Prosper	Megatel Homes Beazer Homes	2,878	3,699	3	13
Lakewood	Britton Homes/Perry Homes Darling Homes	3,137	3,948	2	21
Legacy Garden	Risland Homes	3,900	4,968	1	4
Parks at Legacy	Trendmaker Homes Pacesetter Homes Ashton Woods Homes	3,235	4,066	6	20
Parkside	Highland Homes Drees Custom Homes American Legend Homes Huntington Homes	3,955	5,043	6	22
Preserve at Doe Creek	M/I Homes	2,538	3,088	3	14
Prosper Lake on Preston	Bloomfield Homes	4,223	5,331	3	13
Saddle Creek	JPA Development	4,949	6,165	2	4

Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued April 2020	Permits Issued YTD
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	3,359	4,133	11	57
Tanner's Mill	First Texas Homes	4,308	5,525	3	8
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 Caldwell Builders Belclaire Homes	3,872	4,935	11	57
Totals		3,623	4,526	79	304
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued April 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

	April	April YTD	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	79	313	-	-	-	313
2019	70	248	232	223	210	843
2018	71	358	245	219	161	915
2017	44	309	175	211	226	777
2016	72	236	178	167	160	669

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections and Permits

	April 2019	April 2020	YTD 2019	YTD 2020
Code Compliance Inspections	168	118	393	518
Citations Issued	8	1	18	12
Health Inspections	47	27	140	163

Health Inspections, April 2020

Business Name	Business Type	Address / Event Name	Score	Pass/Fail
Chick-fil-A	Restaurant	1091 South Preston Road	95	Pass
Exxon Tiger Mart	Convenience Store	1099 South Preston Road	91	Pass
Subway	Restaurant	1099 South Preston Road	97	Pass
Pie Five	Restaurant	1101 South Preston Road, Suite 10	Complaint	N/A
Pie Five	Restaurant	1101 South Preston Road, Suite 10	Follow-Up	Pass
Smallcakes	Restaurant	1101 South Preston Road, Suite 20	NOV	N/A
Smallcakes	Restaurant	1101 South Preston Road, Suite 20	98	Pass
Sabaidee Lao & Thai Street Food	Restaurant	1111 South Preston Road, Suite 20	NOV	N/A
Sabaidee Lao & Thai Street Food	Restaurant	1111 South Preston Road, Suite 20	Follow-Up	Pass
Sabaidee Lao & Thai Street Food	Restaurant	1111 South Preston Road, Suite 20	81	Pass
Smashburger	Restaurant	1111 South Preston Road, Suite 30	92	Pass
Olive Garden Italian Restaurant	Restaurant	1161 South Preston Road	86	Pass
Salsa Tex Mex	Restaurant	1170 North Preston Road, Suite 190	82	Pass
Tapan Wok	Restaurant	1350 North Preston Road, Suite 30	76	Pass
Circle K	Convenience Store	1411 East University Drive	90	Pass
Panda Express	Restaurant	2251 East University Drive	92	Pass

Health Inspections, April 2020

Business Name	Business Type	Address / Event Name	Score	Pass/Fail
Popeyes	Restaurant	4235 East University Drive	76	Pass
McDonald's	Restaurant	4500 West University Drive	90	Pass
Raising Cane's	Restaurant	4760 West University Drive	95	Pass
Eagles Nest Deli	Restaurant	640 North Preston Road	Complaint	N/A
Eagles Nest Deli	Restaurant	640 North Preston Road	Follow-Up	Pass
Smoothie King	Restaurant	841 South Preston Road, Suite 149	98	Pass
Cajun Crawfish	Temporary Vendor	380 West Broadway Street	N/A	Pass
Star Trail Amenity Center	Pool	1851 Start Trail Parkway	N/A	Fail
Star Trail Amenity Center	Pool #2	1851 Star Trail Parkway	N/A	Fail
Lakewood Amenity Center	Pool	2821 Meadowbrook Boulevard	N/A	Fail
The Parks at Legacy	Pool	2890 Cannon Drive	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. Pools are not scored, but rather pass or fail. A Follow Up is to ensure compliance. A Follow Up is not scored, but rather receives a pass or fail. Complaints received are investigated. There isn't a score if a routine inspection wasn't 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 accessed for a Notice of Violation.