

Development Services Monthly Report August 2019

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

Physical Address:
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Prosper, Texas 75078

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Development at a Glance

Single Family & Townhome Permits Issued – 64

Single Family & Townhome Permits Finaled – 75

Certificates of Occupancy Issued – 7

Zoning/Development Applications Submitted – 15

Single Family & Commercial Inspections – 2,465

Detailed permit information contained within the report.

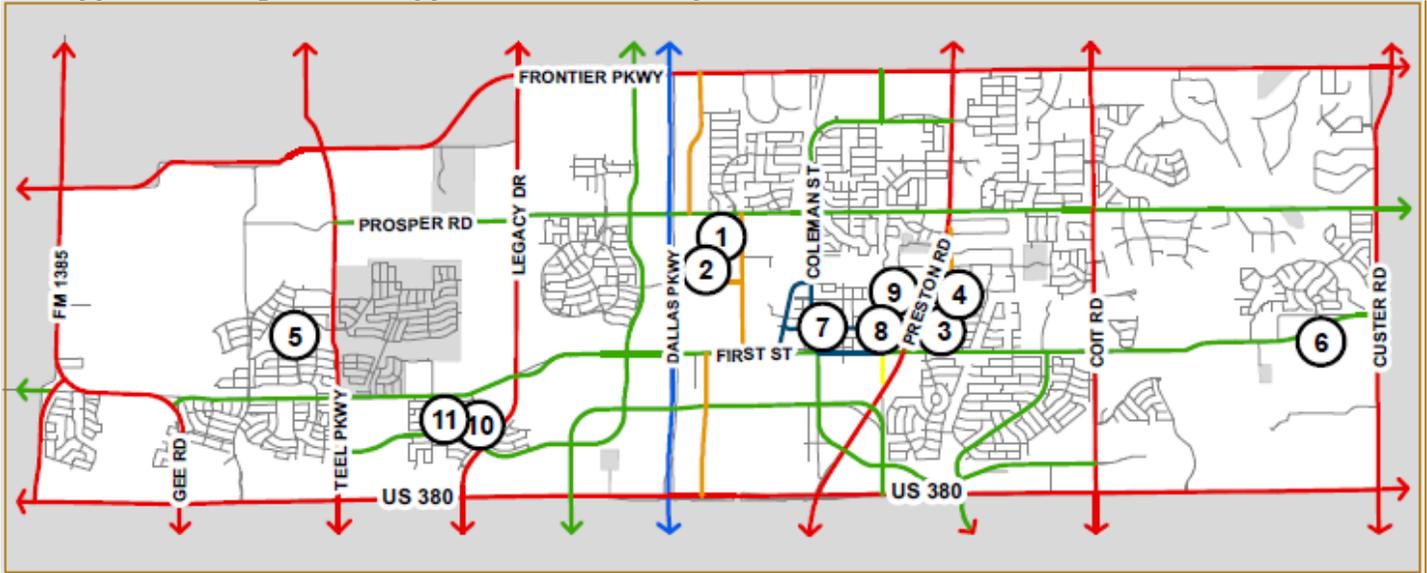


First Prosper ISD Stadium and Natatorium Opened in August 2019

The stadium has a seating capacity of 12,000 and includes a banquet hall and a two story press box. The stadium will be used for both High School and Middle School games as well as extracurricular and community programs. The first game was played on Friday, August 30, 2019.

PLANNING

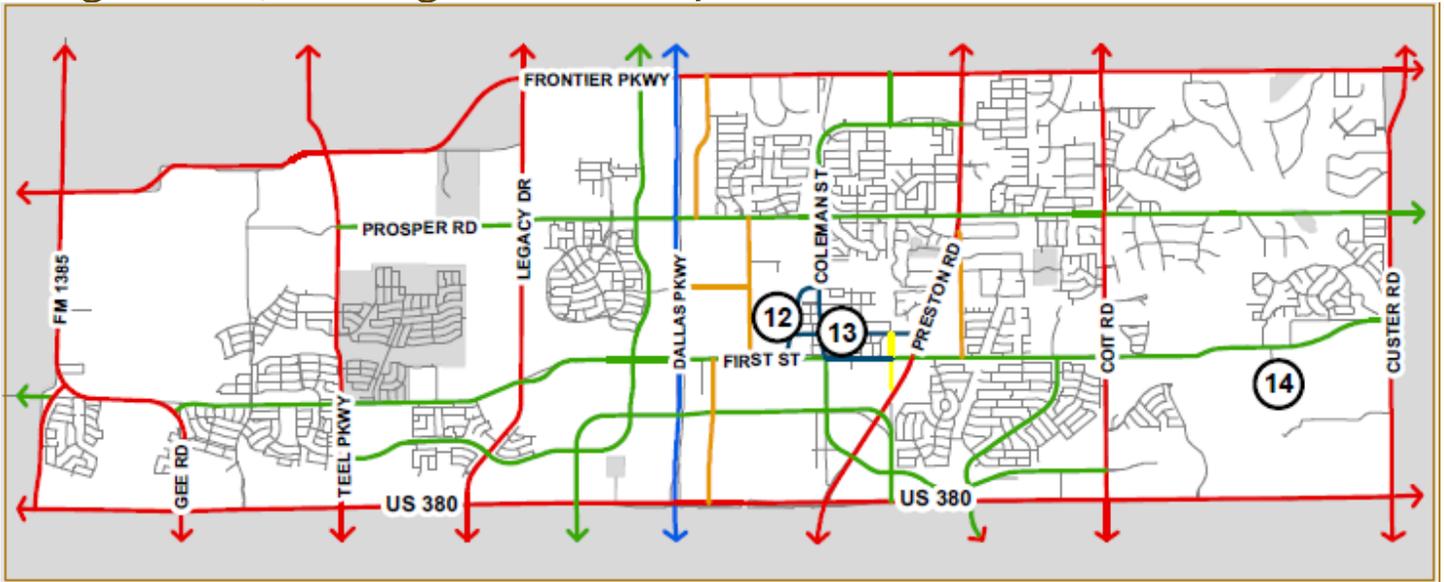
August 2019 Zoning and Development Submittals



	Case Number	Project Title	Project Description
1	D19-0074	Prestonwood Baptist Church	A Site Plan for a House of Worship expansion, including a Private School and Gymnasium, on 35.3± acres.
2	D19-0075	Prestonwood Addition	A Replat for Prestonwood Addition, Block A, Lot 1R, and a Revised Conveyance Plat of Block A, Lot 2, on 35.3± acres.
3	D19-0076	Prosper Town Center	A Site Plan for two (2) Medical/Office Buildings, on 4.2± acres.
4	D19-0077	Prosper Town Center	A Replat for Prosper Town Center, Phase IV, Block A, Lot 2R, on 4.2± acres.
5	D19-0078	Windsong Ranch the Lagoon	An Amending Plat for Windsong Ranch the Lagoon, Block X, Lot 2X, on 25.3± acres.
6	D19-0079	Malabar Hill	A Preliminary Plat for Malabar Hill, for 96 single family residential lots, on 45.0± acres.
7	D19-0080	Prosper Counseling	A Site Plan for an Office Building, on 0.3± acres.
8	D19-0081	Windmill Hill	A Site Plan for an Office/Retail Development, on 9.8± acres.
9	D19-0082	Windmill Hill Addition	A Final Plat for Windmill Hill Addition, Block A, Lot 1, on 9.8± acres.
10	D19-0083	The Offices at Legacy	A Site Plan for a Medical Office Building, on 2.0± acres.
11	D19-0084	Prosper Center	A Final Plat for Prosper Center, Block A, Lot 9, on 2.0± acres.

PLANNING

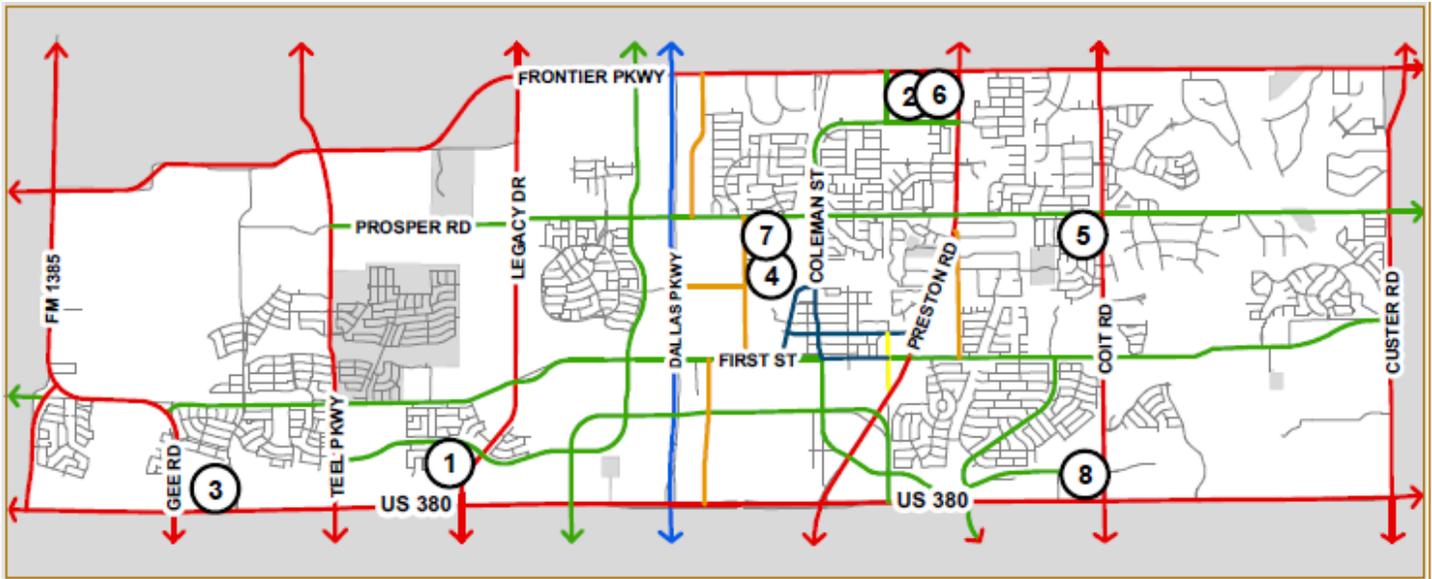
August 2019 Zoning and Development Submittals– Continued



	Case Number	Project Title	Project Description
12	S19-0001	Public Works Wireless Communication and Support Structure	A request for a Specific Use Permit for a Wireless Communication and Support Structure at the Town Public Works Facility, on 0.1± acre.
13	Z19-0013	209 South Church Street	A request to rezone 0.2± acre from Downtown Office (DTO) to Planned Development-Downtown Office (PD-DTO), to allow for the development of an Assisted Living Facility.
14	A19-0001	Prosper ISD High School #4	A petition by Prosper ISD for the Voluntary Annexation, of 6.8± acres.
15	MD19-0006	Subdivision Ordinance Amendment	A Town-initiated request to amend Sections 4 and 8 of the Subdivision Ordinance regarding the timing of the review and taking action on plat applications.

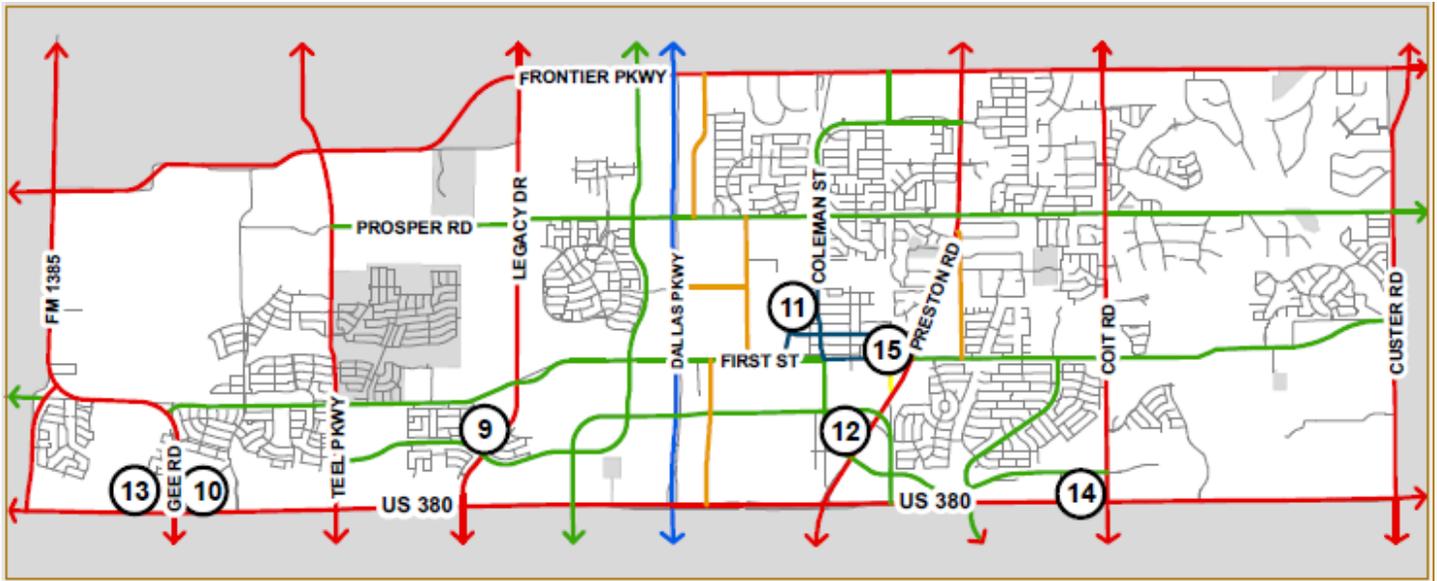
	August 2018	August 2019	YTD 2018	YTD 2019
Submittals	14	15	106	102

Shovel Ready—Non-Residential Project Status



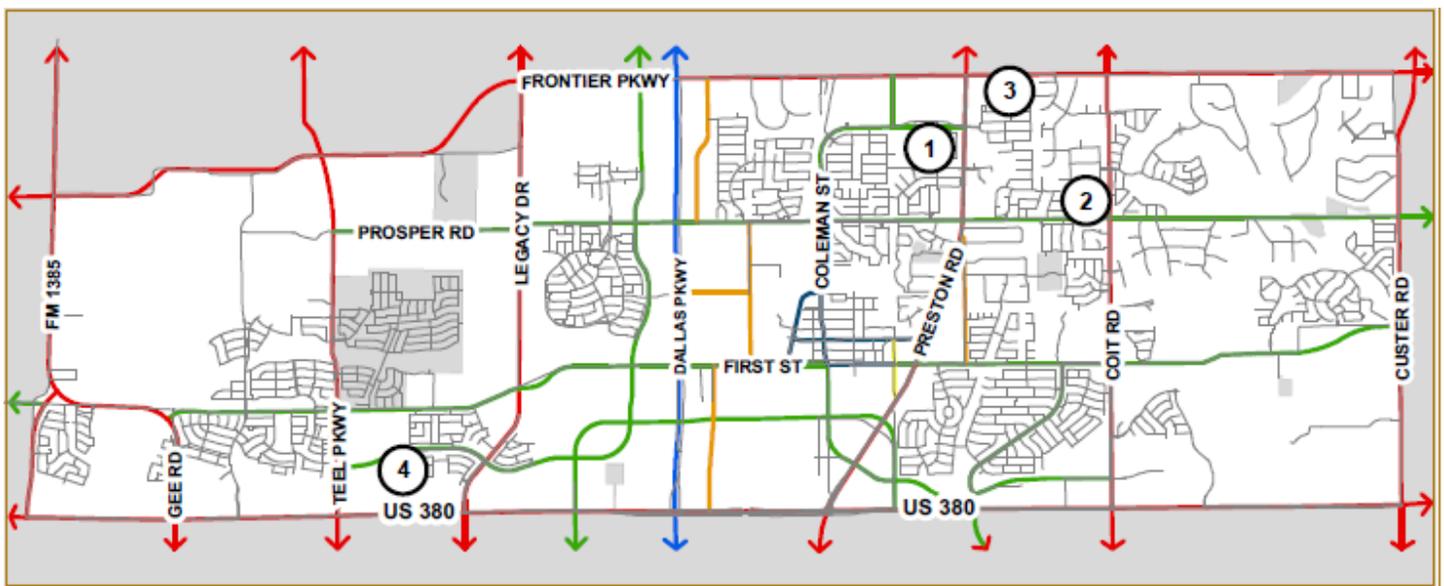
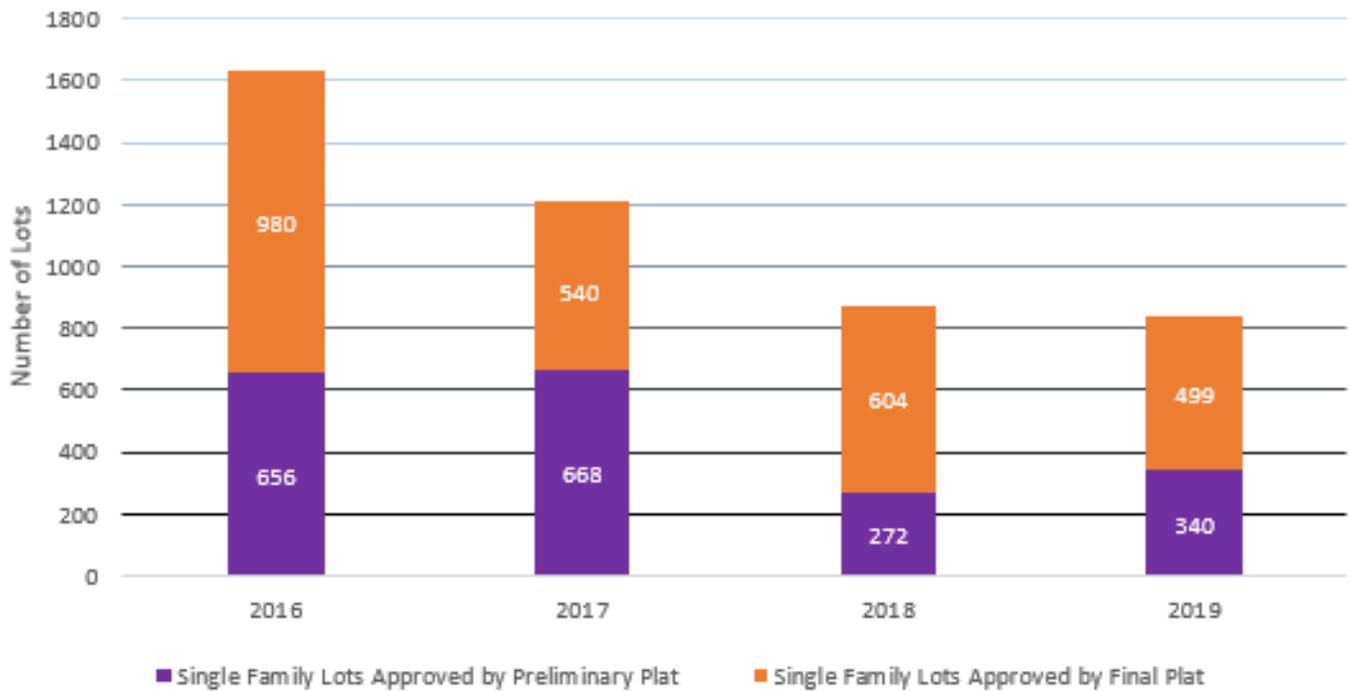
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Lakes at Legacy Amenity Center	2811 Firefly Place	Amenity Center	No building permit application. Engineering—Civil plans under review.	6,850	D18-0088
2	Victory at Frontier 7-Eleven	2101 North Preston Road	Convenience Store with Gas Pumps	Building permit approved. Engineering—Civil plans approved. Expires August 19, 2020	6,487	D18-0127
3	CareNow	4530 West University Drive	Medical Office	No building permit application. Engineering—Civil plans under review. Expires February 20, 2021	4,650	D19-0058
4	All Storage	920 & 930 Cook Lane	Mini- Warehouse	Building permit under review. Engineering—Civil plans under review. Expires June 4, 2020	201,900	D18-0091
5	Prosper Trails Office Center	2200 & 2250 East Prosper Trail	Multi-tenant Buildings	No building permit application. Engineering—Civil plans approved. Released for early grading. Expires June 4, 2020	18,224	D18-0102
6	Victory at Frontier	1921 North Preston Road	Multi-tenant Building	Building permit approved. Engineering—Civil plans approved. Released for early grading. Expires February 21, 2020	17,950	D17-0079
7	World Wide Rock	1020 & 1030 Cook Lane	Building Material & Hardware Sales	No building permit application. Engineering—Civil plans approved. Pre-Construction meeting held. Expires December 5, 2020	24,440	D18-0041
8	Quick N Clean Carwash	2171 East University Drive	Carwash	Building permit approved. Engineering—Civil plans approved. Released for early grading. Expires March 18, 2020	5,380	D18-0069

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	Alpha Montessori	920 South Legacy Drive	Daycare	No building permit application. Engineering—Civil plans under review. Expires May 6, 2020	10,273	D18-0062
10	The Home Depot	4450 West University Drive	Home Improvement Store	No building permit application. Engineering—Civil plans under review. Expires May 6, 2020	105,229	D18-0094
11	Goodwill Donation Center	750 North McKinley Street	Retail Building	No building permit application. Engineering—Civil plans under review. Expires February 6, 2021	16,361	D19-0055
12	Gates of Prosper, Phase 2	800-1150 North Preston Road	Multi-tenant Buildings	Building permit under review. Engineering—Civil plans approved. Released for early grading. Expires February 6, 2021	284,801	D19-0054
13	Rosa's Café	5050 West University Drive	Drive-Through Restaurant	No building permit application. Engineering—Civil plans approved. Expires June 18, 2020	6,940	D18-0109
14	Murphy Express	2331 East University Drive	Convenience Store With Gas Pumps	Building permit under review. Engineering—Civil plan approved. Expires December 18, 2020	2,824	D19-0047
15	Windmill Hill	110, 120, 210 South Preston Road	Multi-tenant Buildings	No building permit application. Engineering—Civil plans under review. Expires August 5, 2020	23,127	D19-0002
Total Shovel Ready Project Square Footage					735,436	

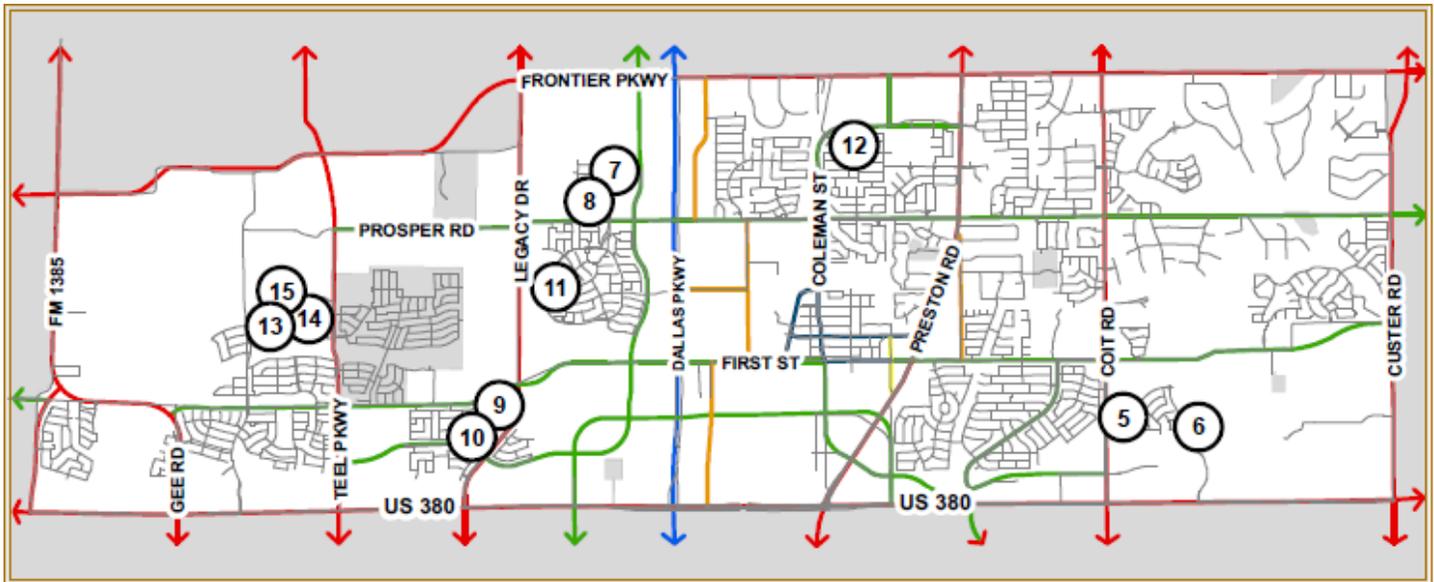
Single Family Lots Approved by Planning & Zoning Commission



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	Falls of Prosper, Phase 2	NWQ Prosper Trail / Coit Road	45.9±	Under Construction.	88	D16-0096
3	Frontier Estates, Phase 2	SEQ Frontier Parkway / Preston Road	40.2±	Shovel Ready- Engineering Approval Expired	97	D15-0068
4	Lakes at Legacy, Phase 2	SWQ Legacy Drive / Prairie Drive	62.3±	Shovel Ready- Engineering Plans Under Review.	86	D18-0089

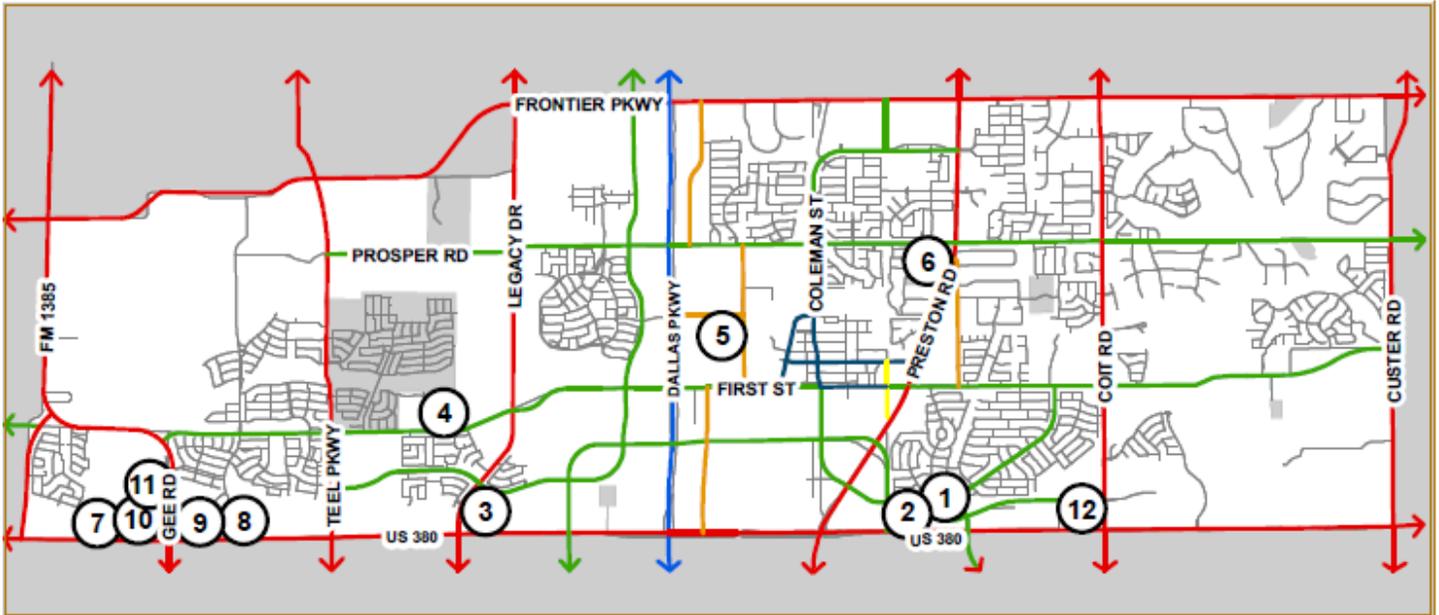
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
5	Lakewood, Phase 1A	NEQ Meadowbrook Boulevard / Coit Road	14.3±	Under Construction.	28	D17-0083
6	Lakewood, Phase 2	NEQ Lakewood Drive	3.6±	Under Construction.	13	D18-0130
7	Legacy Garden, Phase 1	NWQ Prosper Trail / Shawnee Trail	53.9±	Under Construction.	118	D16-0038
8	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction.	16	D18-0073
9	Parks at Legacy, Phase 3	NWQ Prairie Drive / Legacy Drive	4.9±	Engineering Plans Under Review Release for early grading.	20	D18-0077
10	Parks at Legacy, Phase 4	NWQ Prairie Drive / Legacy Drive	8.2±	Engineering Plans Under Review Release for early grading.	28	D18-0078
11	Star Trail, Phase 5	SWQ Prosper Trail / Shawnee Trail	61.0±	Under Construction.	142	D18-0036
12	Tanners Mill, Phase 1D	South & East of Coleman Street	41.9±	Under Construction.	74	D18-0124
13	Windsong Ranch, Phase 5A	NEQ Fishtrap / Teel Parkway	47.6±	Under Construction.	68	D18-0107
14	Windsong Ranch, Phase 5B	NEQ Fishtrap / Teel Parkway	32.0±	Under Construction.	72	D18-0126
15	Windsong Ranch, Phase 5C	NEQ Fishtrap / Teel Parkway	41.0±	Engineering Plans Under Review Release for early grading.	74	D19-0057
Total Number of Lots Under Construction / Shovel Ready					1015	

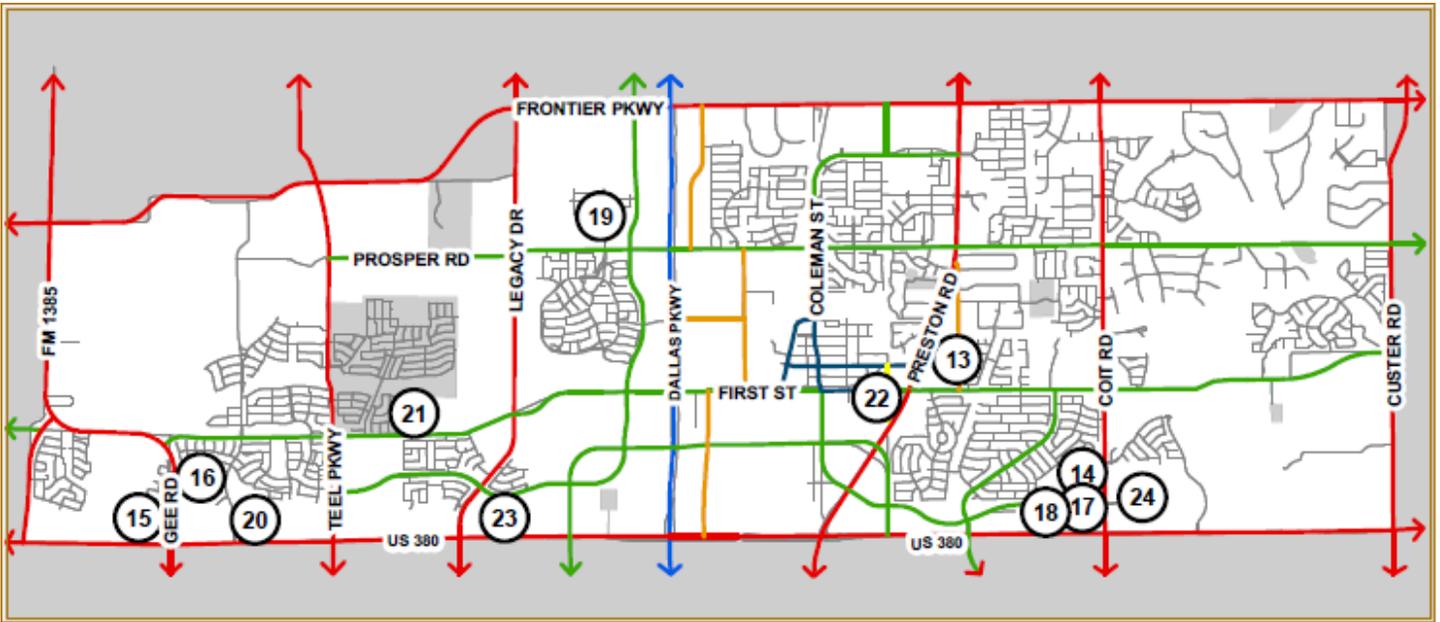
BUILDING INSPECTIONS

Current Construction Activity—Total of 628,983 Square Feet

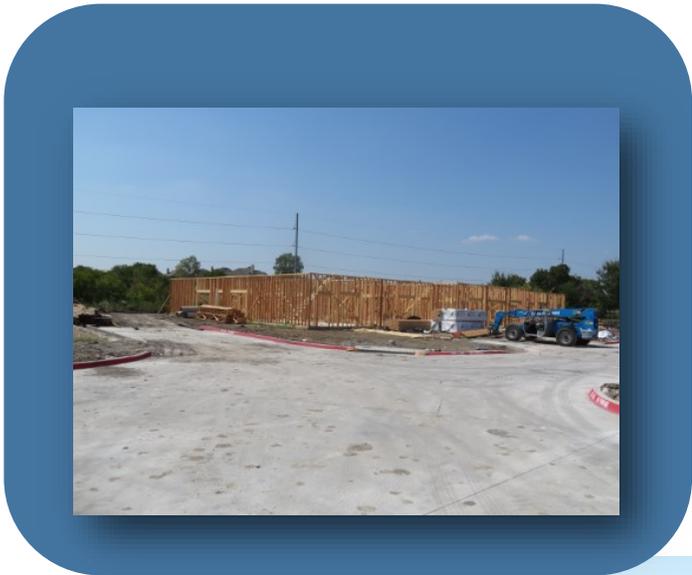


	Case Number	Project Title	Project Address
1	D18-0030	Goddard School	1180 La Cima Boulevard
2	D18-0071	La Cima Crossing Multi-tenant Building	1281 East University Drive
3	D18-0060	One Community Church	2601 Prairie Drive
4	D17-0089	Church of Celebration	2860 Fishtrap Road
5	D19-0041	Public Safety Facility	801 Safety Way
6	D19-00037	Blue Star Storage	1140 East Prosper Trail
7	D18-0104	Fast Lane Carwash	5090 West University Drive
8	D18-0110	Chick-fil-A	4420 West University Drive
9	D18-0086	McDonald's	4500 West University Drive
10	D18-0097	Brakes Plus	5010 West University Drive
11	D19-0032	Valvoline	4980 West University Drive
12	D18-0121	Prosper Commons Multi-tenant Building	2281, 2361, 2381 East University Drive

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address
13	D19-0016	Farmers Bank & Trust	750 North Preston Road
14	D18-0099	Whispering Gables Multi-tenant Building	1010, 1030, 1050, 1100, 1120 South Coit Road
15	D17-0087	Westfork Crossing Multi-tenant Building	4940 West University Drive
16	D18-0096	Ace Montessori	4770 West University Drive
17	D18-0106	Kindercare	1230 South Coit Road
18	D19-0028	Panda Express	2251 East University Drive
19	D18-0043	Legacy Gardens Amenity Center	1800 Wynne Avenue
20	D18-0080	Cook Children's Medical Center	4200 & 4300 West University Drive
21	D18-0131	PISD Middle School #4	3080 Fishtrap Road
22	D18-0040	7-Eleven	390 South Preston Road
23	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive
24	D17-0073	Pinnacle Montessori	2720 Richland Boulevard



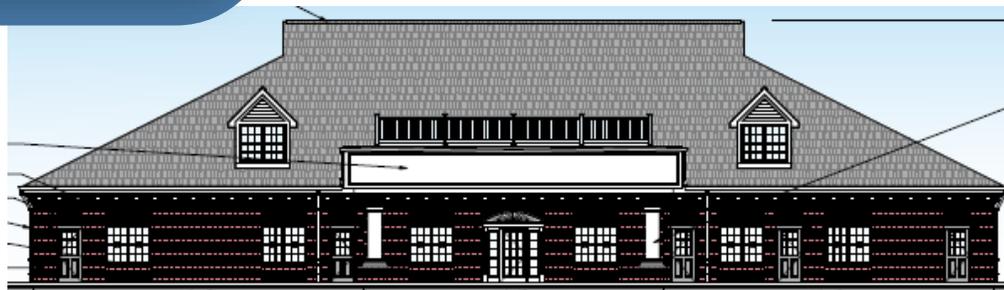
1. Goddard School

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. One Community Church

2601 Prairie Drive

Valuation – \$10,500,000

Square Footage – 35,570

Permit Issued – December 11, 2018



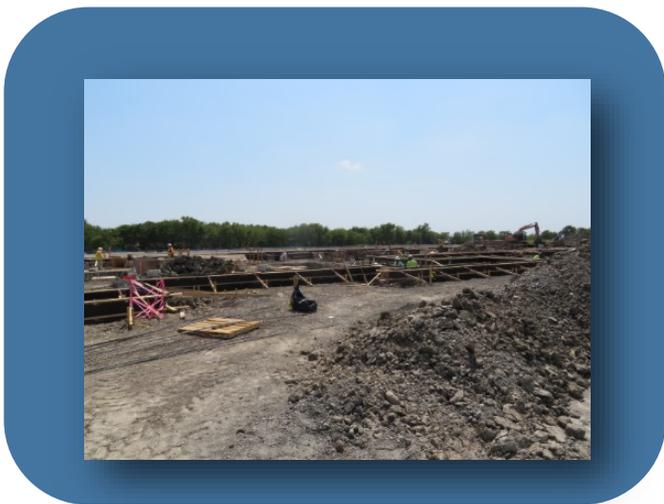
4. Church of Celebration

2860 Fishtrap Road

Valuation – \$3,200,000

Square Footage – 24,612

Permit Issued – August 8, 2018



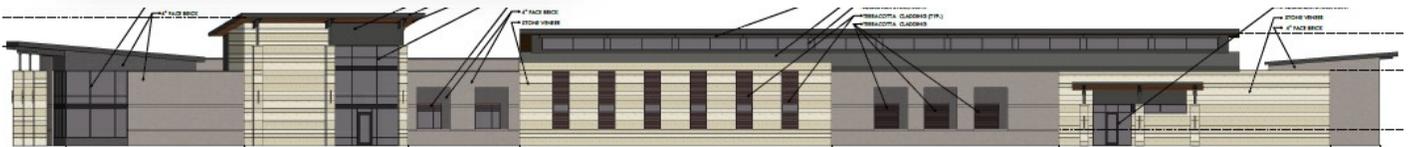
5. Public Safety Facility

801 Safety Way

Valuation – \$12,500,000

Square Footage – 23,159

Permit Issued – June 27, 2019





6. Blue Star Storage

1140 East Prosper Trail

Valuation – \$1,045,000

Square Footage – 22,750

Permit Issued – August 2, 2019



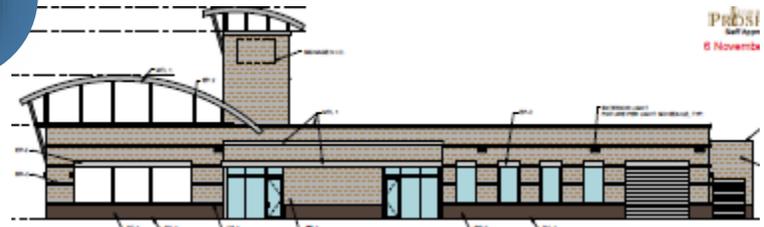
7. Fast Lane Carwash

5090 West University Drive

Valuation – \$1,800,000

Square Footage – 4,588

Permit Issued – August 27, 2019



8. Chick-fil-A

4420 West University Drive

Valuation – \$925,000

Square Footage – 4,996

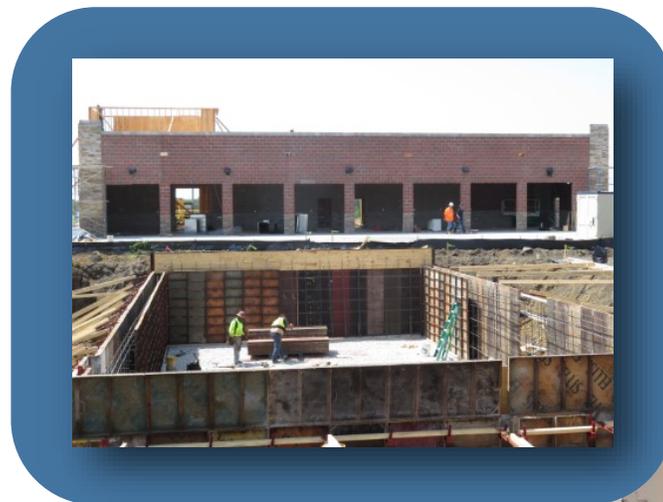
Permit Issued – August 20, 2019





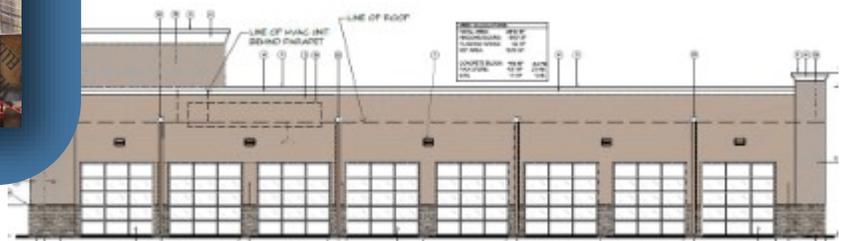
9. McDonald's

4500 West University Drive
Valuation – \$750,000
Square Footage – 4,803
Permit Issued – March 4, 2019



10. Brakes Plus

5010 West University Drive
Valuation – \$1,000,000
Square Footage – 4,915
Permit Issued – April 29, 2019



11. Valvoline

4980 West University Drive
Valuation – \$1,200,000
Square Footage – 2,108
Permit Issued – July 29, 2019





12. Prosper Commons (Multi-tenant Buildings)

2281, 2361, 2381 East University Drive

Valuation – \$5,205,000

Square Footage – 41,149

Permit Issued – June 27, 2019



13. Farmers Bank & Trust

750 North Preston Road

Valuation – \$2,162,000

Square Footage – 4,735

Permit Issued – May 14, 2019



14. Whispering Gables (Multi-tenant Buildings)

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

Valuation – \$4,500,000

Square Footage – 27,230

Permit Issued – May 31, 2019





**15. Westfork Crossing
(Multi-tenant Buildings)**

4940 West University Drive

Valuation – \$1,700,000

Square Footage – 14,625

Permit Issued – January 28, 2019



16. Ace Montessori

4770 West University Drive

Valuation – \$1,750,000

Square Footage – 12,457

Permit Issued – February 12, 2019



17. Kindercare

1230 South Coit Road

Valuation – \$1,869,000

Square Footage – 12,460

Permit Issued – March 11, 2019



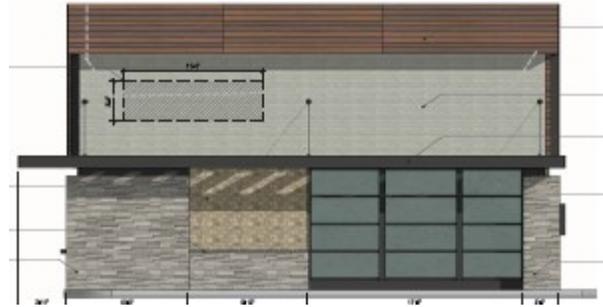
18. Panda Express

2251 East University Drive

Valuation – \$650,000

Square Footage – 2,200

Permit Issued – July 25, 2019



19. Legacy Gardens Amenity Center

1800 Wynne Avenue

Valuation – \$1,500,000

Square Footage – 4,900

Permit Issued – March 19, 2019



20. Cook Children's Medical Center

4200 & 4300 West University Drive

Valuation – \$19,267,011

Square Footage – 103,000

Permit Issued – March 12, 2019





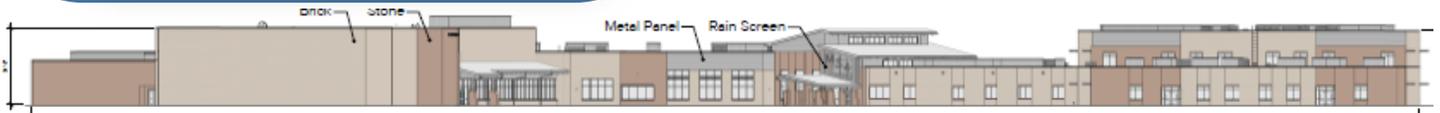
21. PISD Middle School #4

3080 Fishtrap Road

Valuation – \$30,176,153

Square Footage – 173,169

Permit Issued – March 22, 2019



22. 7-Eleven

390 South Preston Road

Valuation – \$1,500,000

Square Footage – 3,200

Permit Issued – March 29, 2019



23. Chrysler, Dodge, Jeep & Ram

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019





24. Pinnacle Montessori

2720 Richland Boulevard

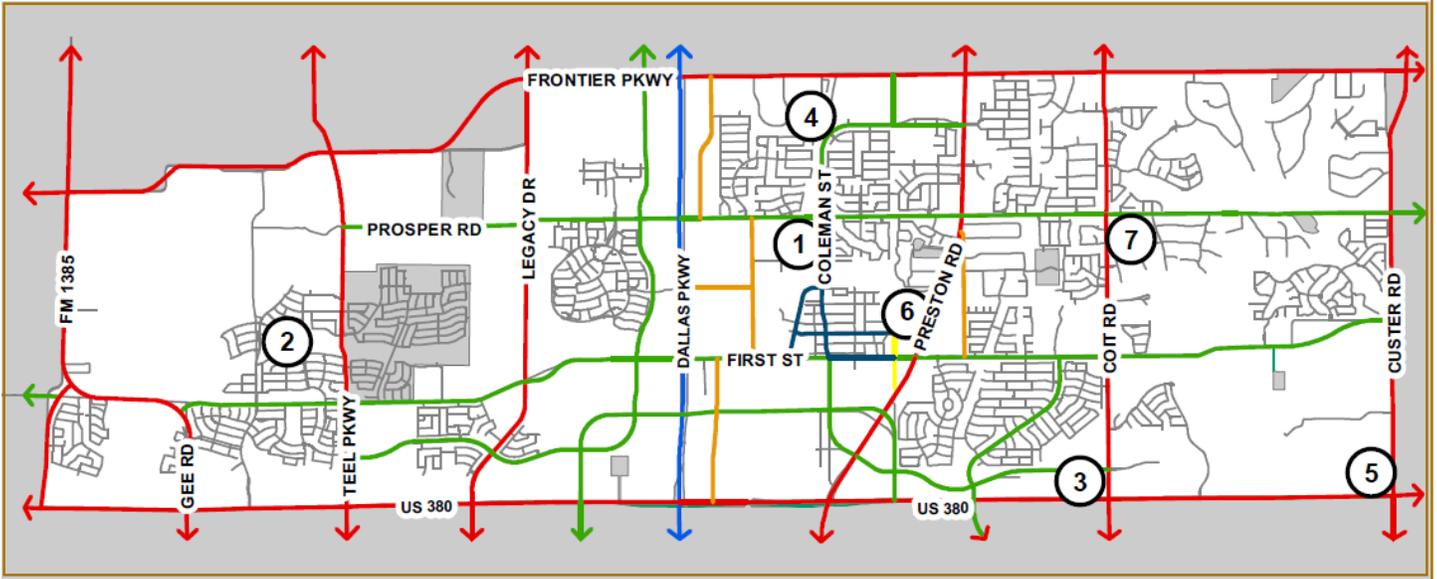
Valuation – \$2,000,000

Square Footage – 10,926

Permit Issued – May 3, 2019



August 2019 Certificates of Occupancy

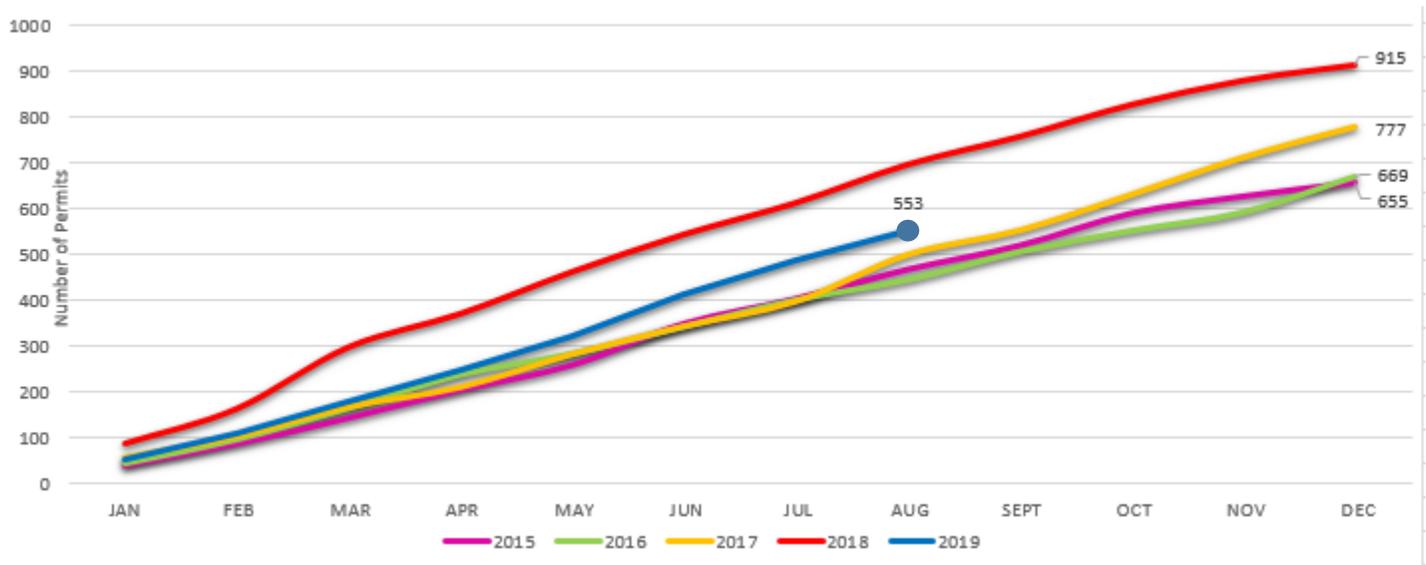


	Business Name	Square Footage	Use	Address
1	PDT Dance Arts	3,400	Gymnastics / Dance Studio	861 North Coleman Street, Suite 110
2	**Windsong Ranch Crystal Lagoon	1,200	Amenity Center	4000 Pepper Grass Lane
3	Brinko Multi Service, Inc.	346	Office	1241 Prosper Commons Boulevard, Suite 108
4	Prosper ISD Natatorium	46,046	Athletic Complex	1851 Stadium Drive
5	Three 80 Nails & Spa (change of ownership)	1,830	Beauty Salon	1361 East University Drive, Suite 50
6	Dawson & Sodd, LLP (change of ownership)	1,625	Office	321 North Preston Road, Suite A
7	Prosper Laser Tattoo Removal	1,200	Medical Office	2450 East Prosper Trail, Suite 20

	August 2018	August 2019	YTD 2018	YTD 2019
Certificates of Occupancy	18	7	100	94

BUILDING INSPECTIONS – SUMMARY

Single Family Residential Permits Issued



Single Family Residential Permits Issued by Quarter

	1st Quarter	2nd Quarter	July	August	YTD (August)	4th Quarter	Total
2019	178	233	78	64	553		553
2018	287	248	69	89	690	161	915
2017	165	175	56	102	445	226	777
2016	164	178	61	44	444	160	669
2015	143	200	54	64	461	142	655

Building Permits Issued and Inspection Totals

	August 2018	August 2019	YTD 2018	YTD 2019
Commercial Buildings	3	6	20	38
Commercial Shell Buildings	5	0	7	10
Commercial Finish Outs	1	7	49	26
Total Inspections	2,930	2,465	22,625	21,224
Average Daily Inspections	127	112	131	126

Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued August 2019	Permits Issued YTD
Bryant's First Addition	Callie Custom Homes Brown & Griffin	2,851	3,489	0	2
Christie Farms	Dave R Williams Homes J Anthony Properties	5,046	7,039	1	4
Deer Run	Texas Benchmark Building Group	4,103	6,112	0	1
Falls at Prosper	Our Country Homes AVH DFW	3,587	4,600	1	13
Frontier Estates	Meritage Homes Windsor Homes	4,208	5,172	4	14
Gentle Creek Estates	Alford Homes	7,781	10,325	0	1
Greenspoint	Moaco Homes	4,285	6,626	0	1
Hills at Legacy	Meritage Homes	3,680	4,400	0	21
Lakes of La Cima	Gallery Custom Homes	4,885	6,321	0	12
Lakes of Prosper	Beazer Homes Megatel	2,819	3,523	2	18
Lakewood	Darling Homes Britton Homes / Perry Homes David Weekly Homes	3,269	3,943	2	42
Legacy Garden	Risland Homes	4,145	5,180	0	2
Montclair	Siena Homes / Crescent Collections	4,854	6,418	0	2
Parks at Legacy	Trendmaker Homes Ashton Wood Homes	3,236	4,017	1	28
Parkside	Highland Homes Drees Custom Homes Huntington Homes American Legend Homes	4,093	5,302	3	20
Preserve at Doe Creek	M/I Homes	2,563	3,158	11	53
Prosper Lake on Preston	Bloomfield Homes	4,017	5,164	4	8
Saddle Creek	Risland Homes JPA Development Hewitt Custom Homes	4,915	6,284	1	9
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes / Perry Homes MHI-Plantation & Coventry Homes	3,367	4,217	7	114

Single Family Permits YTD by Subdivision

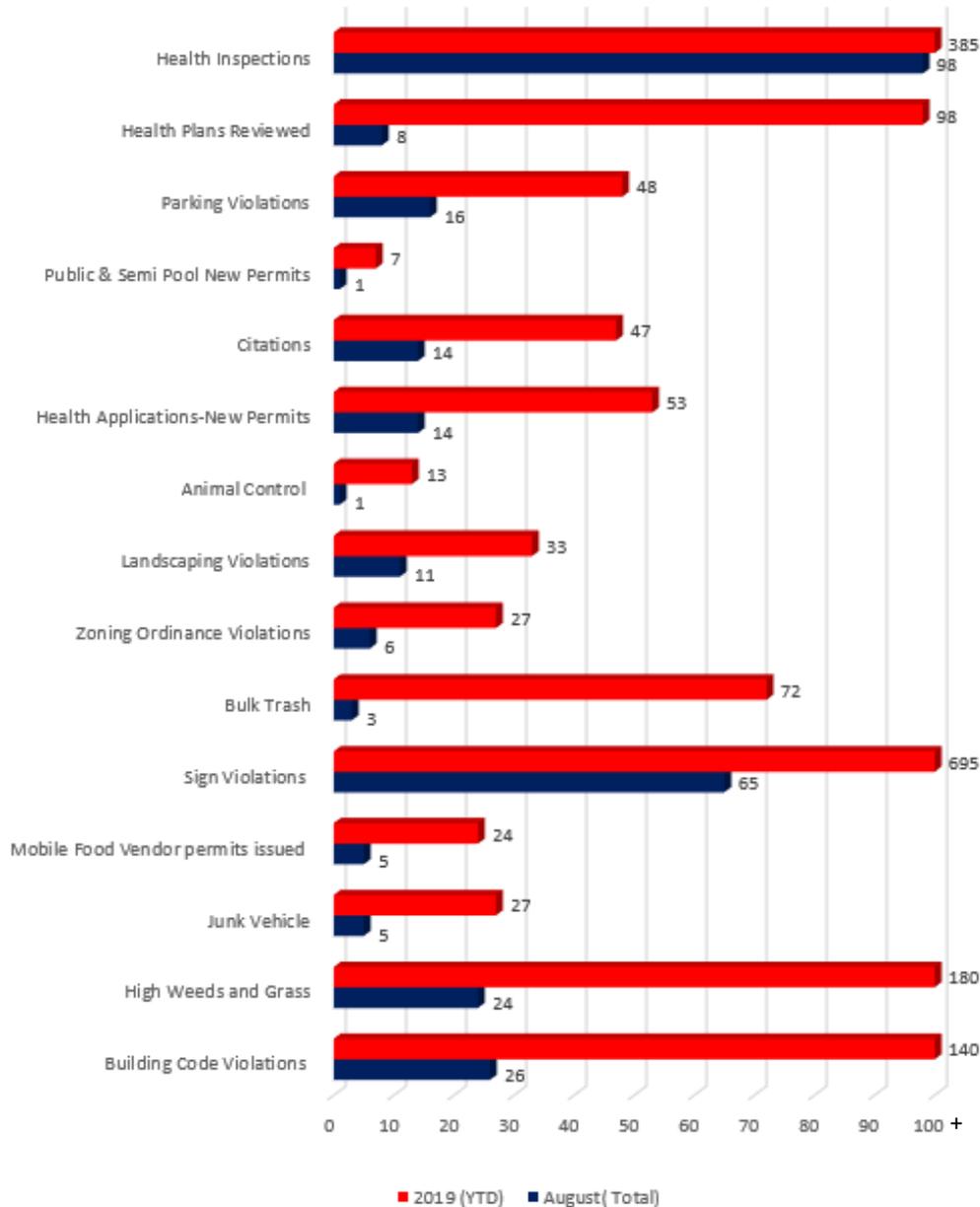
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued August 2019	Permits Issued YTD
Steeplechase Lake of Prosper	Budz Custom Homes	5,040	6,150	0	1
Tanner's Mill	First Texas Homes	3,762	4,804	7	33
Whitley Place	Drees Custom Homes Highland Homes J Anthony Properties	4,388	5,607	1	11
Windsong Ranch	American Legend Homes Shaddock Homes Huntington Homes Drees Custom Homes Britton Homes / Perry Homes Mainvue TX Highland Homes Chesmar Homes	3,740	4,649	19	129
Totals		3,559	4,455	64	539

Townhome Permits YTD

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued August 2019	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	1,666	2,208	0	14
Totals		1,666	2,208	0	14

HEALTH & CODE COMPLIANCE

Month of August & Year-to-Date Totals



*The increased number of health inspections is due to the opening of Crystal Lagoon and Special Events. Due to new methods of grouping code-related issues, prior year numbers are not indicated.

	August 2019	YTD 2019
Food Establishment Permits	4	20
Public & Semi Public Pools	1	7
Schools & Day Cares	1	3
Total Annual Permits	6	30



Before



After

- A Notice of Violation was issued to the property owner for illegal use of displaying Banners on a property. The property owner removed the banners.



Before



After

- A notice of violation was issued to an owner for failure to maintain landscaping. The owner has complied by maintaining the landscaping.



- Testing for mosquitoes carrying West Nile Virus was conducted in three (3) areas of the Town of Prosper. No mosquitoes tested positive for West Nile Virus during the month of August.

Health Inspections, August 2019

Business Name	Business Type	Address / Event Name	Score	Pass/Fail
Primrose School of Windsong Ranch	Day Care	1050 Gee Road	90	Pass
Primrose School of Prosper	Day Care	1185 La Cima Boulevard	88	Pass
Subway	Restaurant	1099 North Preston Road	95	Pass
Tiger Mart	Convenience Store	1099 North Preston Road	88	Pass
Ernesto's Mexican Restaurant	Restaurant	120 North Preston Road	64	Fail
Kroger	Grocery Store	1250 North Preston Road	96	Pass
Starbucks	Restaurant	1250 North Preston Road	96	Pass
CVS Pharmacy	Grocery Store	201 South Preston Road	95	Pass
The Cotton Gin	Restaurant	206 West Broadway Street	86	Pass
The Gin	Restaurant	206 West Broadway Street	81	Pass
The Pizza Trailer at The Gin	Restaurant	206 West Broadway Street	100	Pass
Mesa's Mexican Restaurant	Restaurant	2111 East University Drive, Suite 10	85	Pass
Cousins Main Lobster	Mobile Food Unit	Annual Inspection	NA	Pass
CVS Pharmacy	Grocery Store	2451 East University Drive	99	Pass
Dickey's BBQ	Restaurant	4325 East University Drive, Suite 40	89	Pass
Taco Bueno	Restaurant	4385 East University Drive	91	Pass
Children's Lighthouse	Day Care	600 North Preston Road	95	Pass
El Primo #1	Hot Truck	Annual Inspection	NA	Pass
Eagles Nest Deli	Restaurant	650 North Preston Road	91	Pass
Kiddie Academy of Prosper	Day Care	650 North Preston Road	94	Pass
China Neighbor	Restaurant	750 Richland Boulevard, Suite 90	94	Pass
Kona Ice	Cold Truck	Annual Permit	NA	Pass
Zuzu's Sweet Creamery	Cold Truck	Annual Permit	NA	Pass
Arana's	Cold Truck	Annual Permit	NA	Pass
Su's Amazing Foods	Food Trailer	380 West Broadway	NA	Pass
Prosper ISD	Food Trailer	2000 Stadium Drive	NA	Pass

Health Inspections, August 2019

Business Name	Business Type	Address / Event Name	Score	Pass/Fail
Mac Daddy's	Hot Truck	2000 Stadium Drive	NA	Pass
Crunchy Eggrolls	Temporary Event	2000 Stadium Drive	NA	Pass
Kona Ice	Cold Truck	2000 Stadium Drive	NA	Pass
Papa John's Pizza	Restaurant	4740 West University Drive, Suite 130	95	Pass
Jersey Mike's	Restaurant	4740 West University Drive, Suite 150	94	Pass
Fuzzy's Taco Shop	Restaurant	4740 West University Drive, Suite 20	89	Pass
Hungry Platters	Restaurant	4740 West University Drive, Suite 90	84	Pass
Jack in the Box	Restaurant	4750 West University Drive	96	Pass
RaceTrac	Convenience Store	4870 West University Drive	88	Pass
Mooyah Burgers	Restaurant	1350 North Preston Road, Suite 10	94	Pass
Pizza Hut	Restaurant	1350 North Preston Road, Suite 20	93	Pass
Hibachi Masters	Restaurant	640 North Preston Road	90	Pass
Sunrise Café	Restaurant	111 South Preston Road, Suite 30	88	Pass
Donut Plus	Restaurant	1049 North Preston Road, Suite 30	88	Pass
Donut Bliss	Restaurant	1361 East University Drive, Suite 40	93	Pass
Burger King	Restaurant	4355 East University Drive	85	Pass
Papa John's	Restaurant	2111 East University Drive, Suite 80	90	Pass
Rice Pot Express	Restaurant	1049 North Preston Road, Suite 40	81	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.