



Development Services Monthly Report February 2019

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

Physical Address:
200 South Main Street
Prosper, Texas 75078

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

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Development at a Glance

Single Family & Townhome Permits Issued – 60

Single Family & Townhome Permits Finaled – 67

Average Single Family Permit Value – \$482,651

Certificates of Occupancy Issued – 8

Zoning/Development Applications Submitted - 16

Single Family & Commercial Inspections - 2,585

Detailed permit information contained within the report

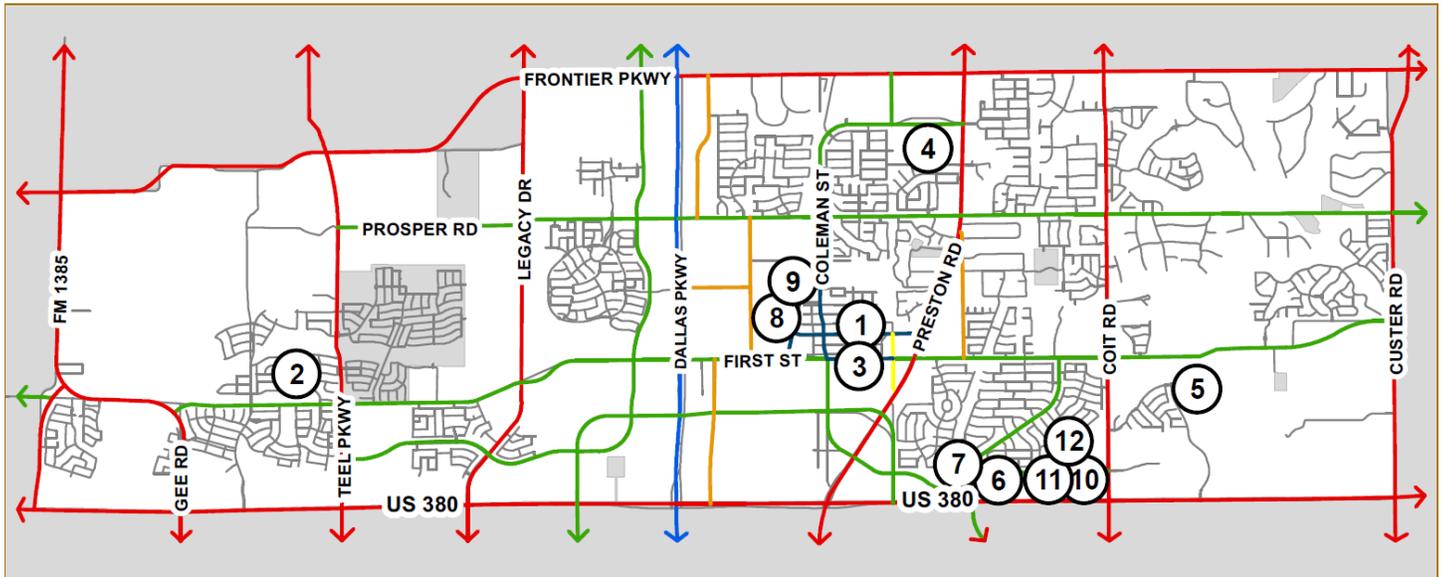


Public Safety Facility Approved by Town Council

On February 12, 2019, the Town Council rezoned 13 acres located south of Prosper Trail, west of future Cook Lane, to allow for the development of a Public Safety facility. The first phase of development will consist of a 23,000 square foot Police Department and dispatch facility. Future phases of development will consist of Fire Department administrative offices, a fire station, and training facilities. Ultimately, there will be four (4) buildings totaling approximately 121,000 square feet. Construction of the Police Department and dispatch facility is anticipated to begin in 2019.

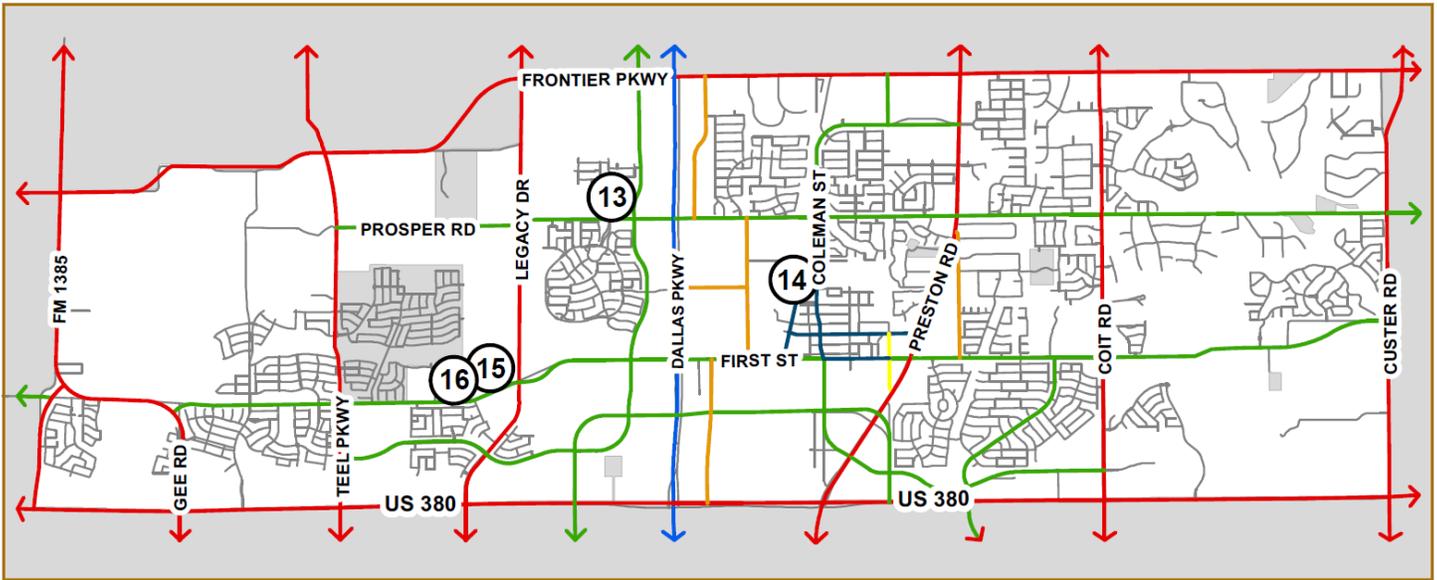
PLANNING

February 2019 Zoning and Development Submittals



	Case Number	Project Title	Project Description
1	D19-0018	Bryant's Addition, Block 19, Lot 3R	An Amending Plat for Bryant's Addition, Block 19, Lot 3R, on 0.4± acre.
2	D19-0019	Windsong Ranch, Phase 4A, Block G, Lot 1, and Phase 4D, Block G, Lots 16-18	An Amending Plat for Windsong Ranch, Phase 4A, Block G, Lot 1 and Phase 4D, Block G, Lots 16-18, on 1.0± acre.
3	D19-0020	Pettis UC Addition, Block A, Lot 1	A Final Plat for Pettis UC Addition, Block A, Lot 1, on 0.5± acre.
4	D19-0021	Cambridge Park Estates, Phase 1	A Final Plat for Cambridge Park Estates, Phase 1, for 91 single family residential lots and 4 HOA/Open Space lots, on 42.3± acres.
5	D19-0022	Lakewood, Phase 3	A Final Plat for Lakewood, Phase 3, for 187 single family residential lots and 9 HOA/Open Space lots, on 51.9± acres.
6	D19-0023	La Cima Crossing	A Site Plan for one (1) Retail/Restaurant Building, on 2.0± acres.
7	D19-0024	Hunter Gateway, Block A, Lot 1R	A Final Plat for Hunter Gateway, Block A, Lot 1R, on 2.0± acres.
8	D19-0025	West End	A Site Plan for two (2) Office Warehouse Buildings, on 0.9± acre.
9	D19-0026	West End Addition, Block A, Lots 1 and 2	A Final Plat for West End Addition, Block A, Lots 1 and 2, on 0.9± acre.
10	D19-0027	Prosper Commons	A Revised Preliminary Site Plan for a Commercial Development, on 24.0± acres.
11	D19-0028	Panda Express	A Site Plan for a Drive-Through Restaurant, on 1.1± acres.
12	D19-0029	Prosper Commons, Block B, Lot 4	A Final Plat for Prosper Commons, Block B, Lot 4, on 1.1± acres.

February 2019 Zoning and Development Submittals-continued

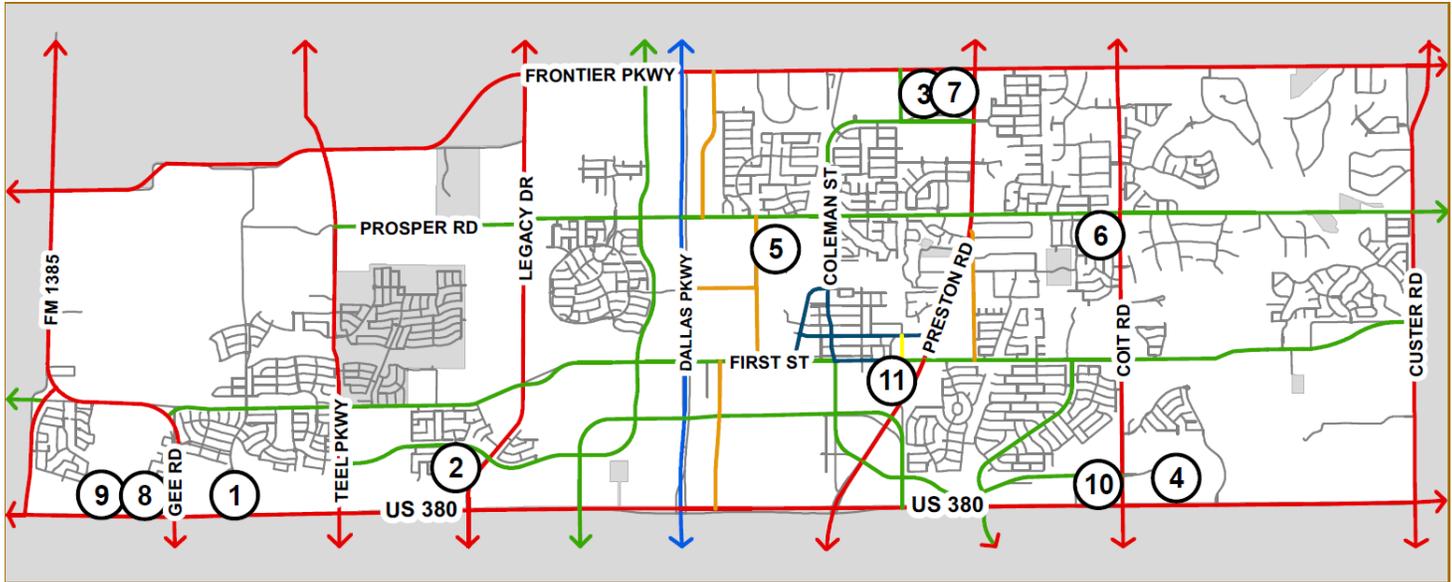


	Case Number	Project Title	Project Description
13	D19-0030	Prosper Tollway Office Park	A Preliminary Site Plan for a Commercial Development, on 7.5± acres.
14	Z19-0001	Goodwill	A request to rezone 6.2± acres, from Single Family-15 (SF-15) to Planned Development-Downtown Retail (PD-DTR).
15	Z19-0002	Prosper Fishtrap Office Center	A request to rezone 9.1± acres from Agricultural (A) to Office (O), to facilitate the development of a office development.
16	CA19-0001	Comprehensive Plan Amendment	A request to amend a portion of the Future Land Use Plan from Medium Density Residential to Retail & Neighborhood Services.

February 2019 & 2018 YTD Zoning and Development Submittals

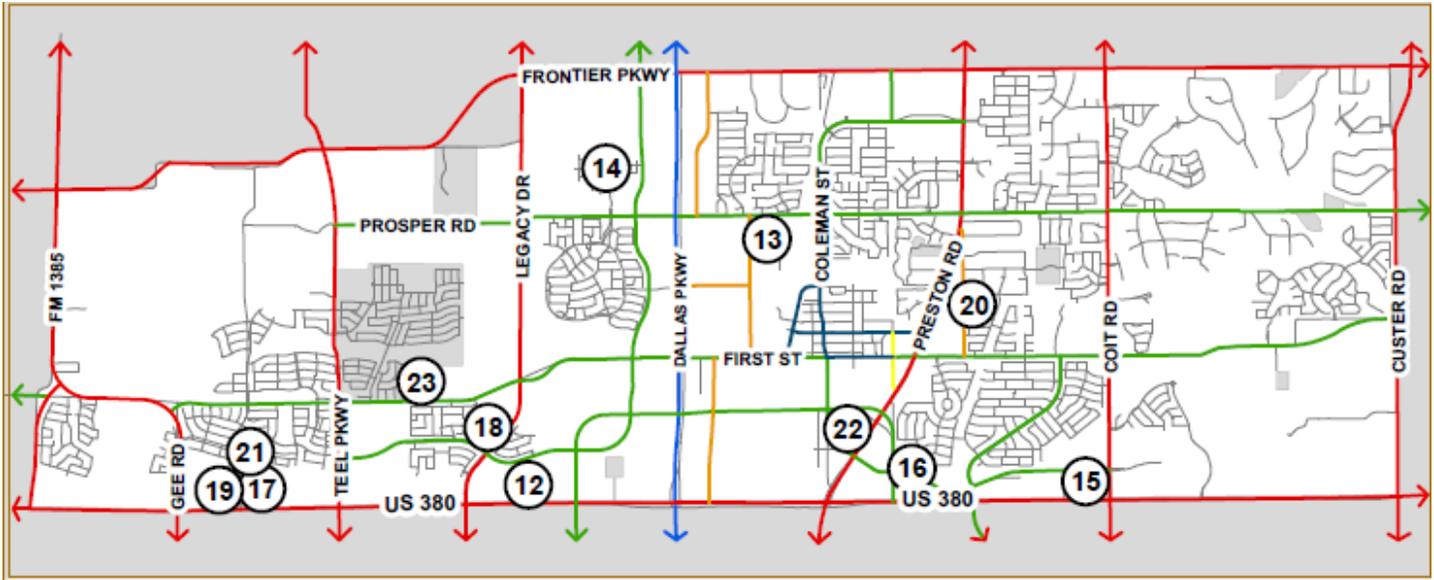
	February 2018	February 2019	YTD 2018	YTD 2019
Submittals	11	16	25	31

Shovel Ready—Non-Residential Project Status



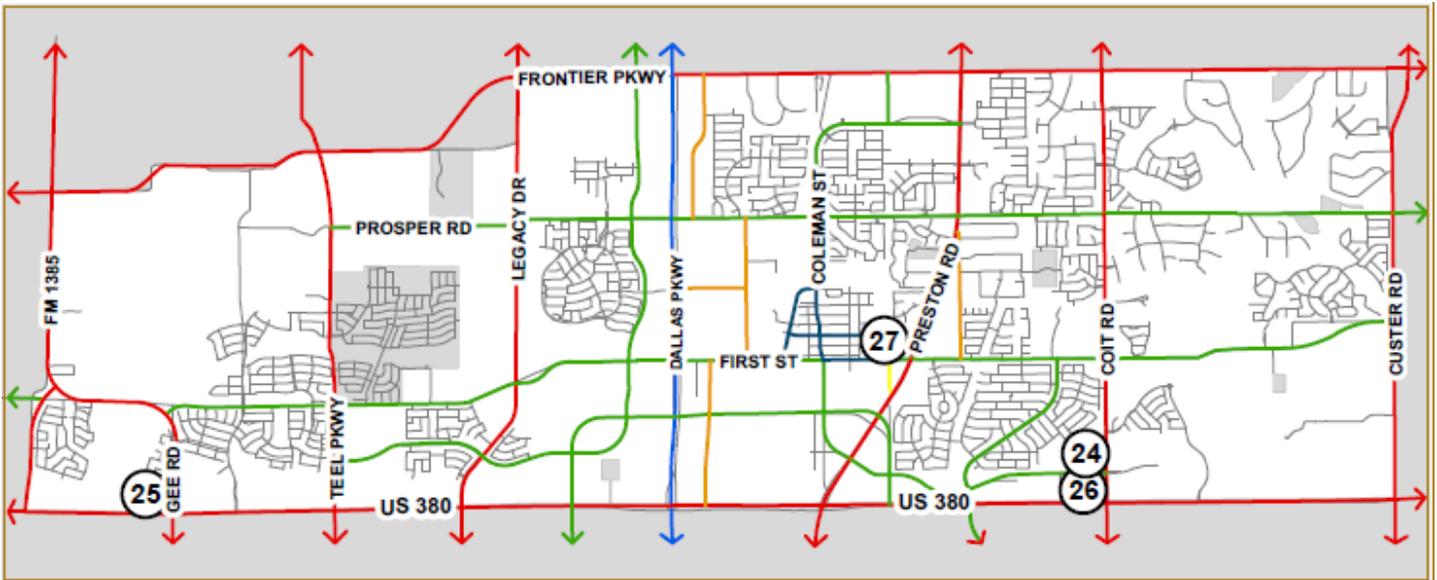
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	McDonald's	4500 West University Drive	Restaurant	Building permit approved. Engineering—Civil plans approved Pre-Construction meeting held.	4,683	D18-0086
2	Lakes at Legacy Amenity Center	2811 Firefly Place	Amenity Center	No building permit application. Engineering—Civil plans under review.	6,850	D18-0088
3	Victory at Frontier 7-Eleven	2101 North Preston Road	Convenience Store	No building permit application. Engineering— Civil plans under review.	6,487	D18-0127
4	Pinnacle Montessori	2720 Richland Boulevard	Day Care	Building permit approved. Engineering—Civil plans approved.	10,970	D17-0073
5	All Storage	920 & 930 Cook Lane	Mini-Warehouse	Building permit under review. Engineering—Civil plans under review.	201,900	D18-0091
6	Prosper Trails Office Center	2200 & 2250 East Prosper Trail	Retail/Office Shell Building	No building permit application. Engineering—Civil plans approved. Pre-Construction meeting held.	18,224	D18-0102
7	Victory at Frontier	1921 North Preston Road	Retail/ Restaurant Shell Building	No building permit application. Engineering—Civil plans under review.	17,950	D17-0079
8	Brakes Plus	5010 West University Drive	Minor Automotive Repair	Building permit under review. Engineering—Civil plans approved.	4,915	D18-0097
9	Fast Lane Carwash	5090 West University Drive	Car Wash	No building permit application. Engineering—Civil plans under review.	4,588	D18-0104
10	Kindercare	1230 South Coit Road	Day Care	Building permit approved. Infrastructure under construction.	12,460	D18-0106
11	7-Eleven	390 South Preston Road	Convenience Store With Gas Pumps	Building permit approved. Engineering—Civil plans approved. Pre-Construction meeting held.	3,010	D18-0040

Shovel Ready—Non-Residential Project Status



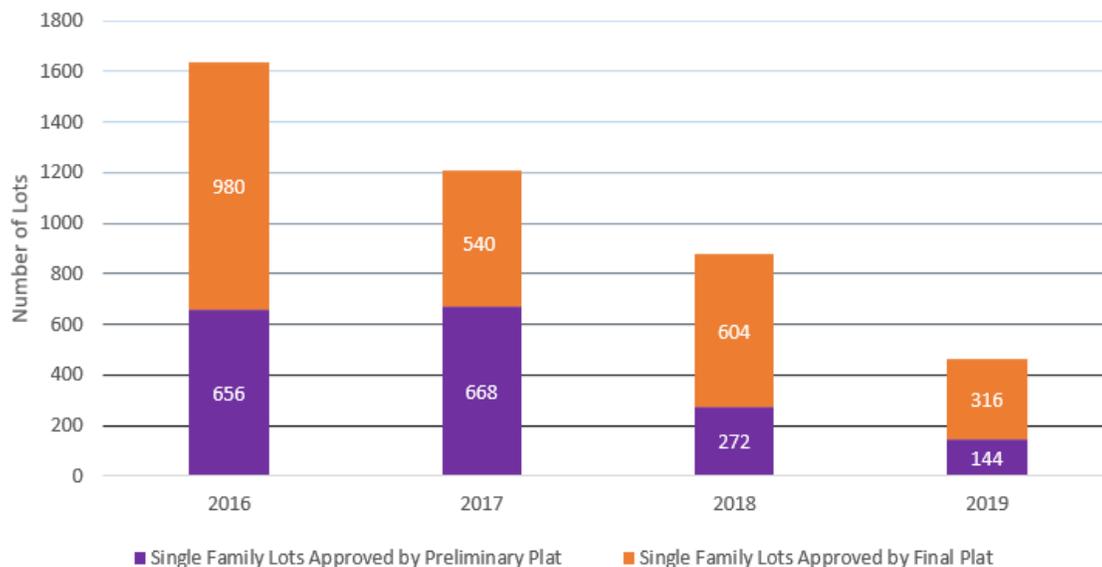
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
12	Chrysler, Dodge, Jeep, Ram	2550 West University Drive	Automobile Dealership	Building permit approved. Engineering—Civil plans approved.	68,662	D18-0048
13	World Wide Rock	1020 Cook Lane	Building Material & Hardware Sales	Building permit under review. Engineering—Civil plans approved.	24,440	D18-0041
14	Legacy Garden Amenity Center	1800 Wynne Avenue	Residential Amenity Center	Building permit approved. Engineering—Civil plans approved.	5,663	D18-0043
15	Quick N Clean Carwash	2171 East University Drive	Carwash	No building permit application. Engineering—Civil plans under review.	5,380	D18-0069
16	La Cima Crossing	1281 East University Drive	Retail Shell Building	Building permit under review. Infrastructure under construction.	12,356	D18-0071
17	Cook Children's Medical Center	4200 West University Drive	Medical Center	Building permit under review. Infrastructure under construction.	116,661	D18-0080
18	Alpha Montessori	920 South Legacy Drive	Day Care	No building permit application. Engineering—Civil plans under review.	10,273	D18-0062
19	Home Depot	4450 West University Drive	Hardware Store	No building permit application. Engineering—Civil plans under review.	105,229	D18-0094
20	Farmers Bank & Trust	750 North Preston Road	Bank	No building permit application. Engineering—Civil plans under review.	5,061	D19-0016
21	Chick fil-A	4420 West University Drive	Drive-Through Restaurant	Building permit under review. Engineering—Civil plans approved.	4,996	D18-0110
22	Gates of Prosper, Phase 2	NWQ Preston Road/Richland Boulevard	Retail Shell Buildings	No building permit application. Engineering—Civil plans under review.	258,132	D18-0123
23	Prosper Middle School	3080 Fishtrap Road	Middle School	Building permit under review. Engineering—Civil plans under review.	176,936	D18-0131

Shovel Ready—Non-Residential Project Status

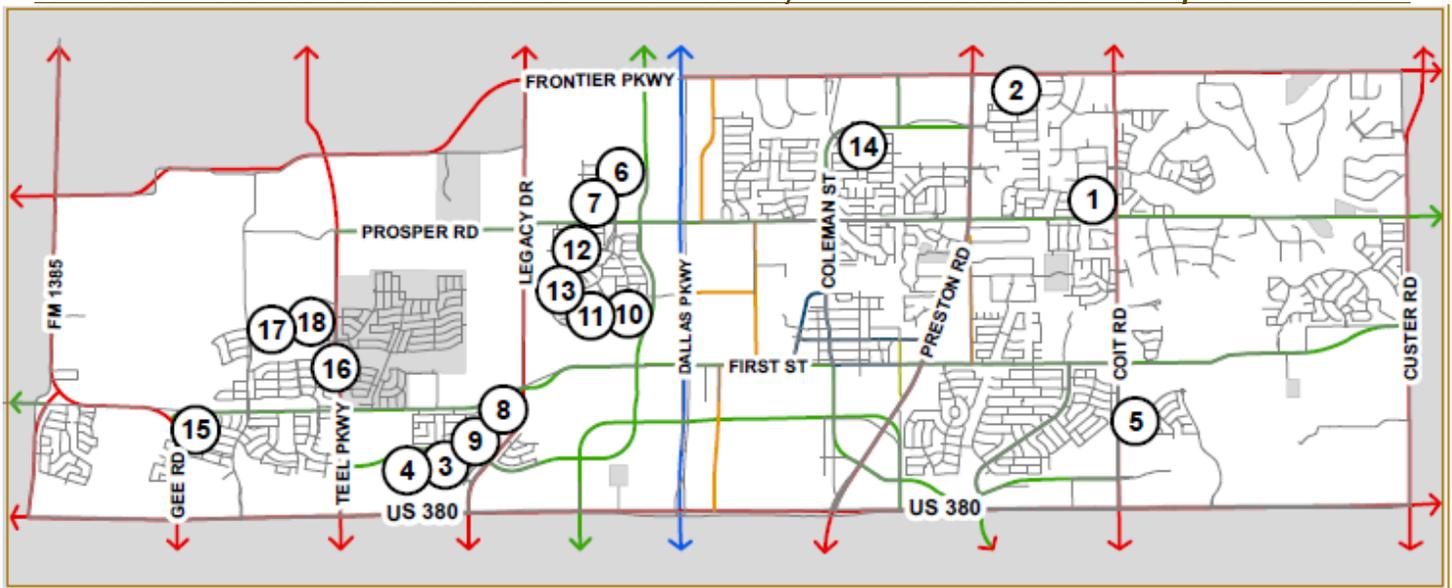


	Name	Location/Address	Use	Status	Building Square Footage	Case #
24	Whispering Gables	1010, 1030, 1050, 1100, 1120 South Coit Road	Office Shell Buildings	Building permit under review. Engineering—Civil plans approved.	31,578	D18-0099
25	Rosa's Café	5050 West University Drive	Drive-Through Restaurant	No building permit application. Engineering—Civil plans under review.	6,940	D18-0109
26	Prosper Commons, Block B, Lots 8, 11, & 12	2281, 2361, 2381 East University Drive	Retail Shell Buildings	No building permit application. Engineering—Civil plans under review.	40,813	D18-0121
27	Windmill Hill	SWQ Broadway and Preston Road	Office Buildings	No building permit application. Engineering—Civil plans under review.	23,127	D19-0002
Total Shovel Ready Project Square Footage					1,181,797	

Single Family Lots Approved by Planning & Zoning Commission



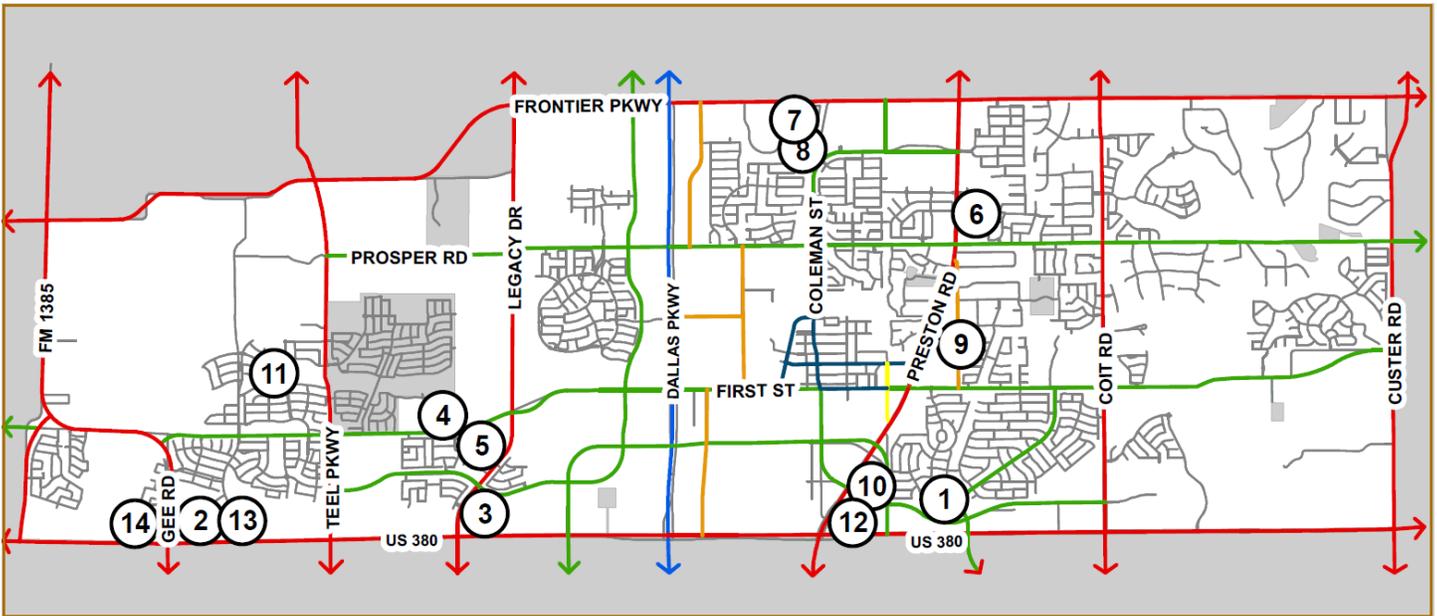
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Falls of Prosper, Phase 2	NWQ Prosper Trail / Coit Road	45.9±	Under Construction.	88	D16-0096
2	Frontier Estates, Phase 2	SEQ Frontier Parkway / Preston Road	40.2±	Shovel Ready-Engineering Approved.	97	D15-0068
3	Lakes at Legacy, Phase 1	SEQ Legacy Drive/ Prairie Drive	112.9±	Under Construction.	115	D17-0043
4	Lakes at Legacy, Phase 2	SEQ Legacy Drive/ Prairie Drive	62.3±	Shovel Ready-Engineering Plans Under Review.	86	D18-0089
5	Lakewood, Phase 1A	NEC Meadowbrook Boulevard/ Coit Road	14.3±	Engineering Approved Released for early grading.	28	D17-0083
6	Legacy Garden, Phase 1	NWQ Prosper Trail / Shawnee Trail	53.9±	Under Construction.	118	D16-0038
7	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Shovel Ready-Engineering Plans Under Review.	16	D18-0073
8	Parks at Legacy, Phase III	NWQ Prairie Drive / Legacy Drive	4.9±	Shovel Ready-Engineering Plans Approved.	20	D18-0077
9	Parks at Legacy, Phase IV	NWQ Prairie Drive / Legacy Drive	8.2±	Shovel Ready-Engineering Plans Approved.	26	D18-0078
10	Star Trail, Phase 2	SWQ Prosper Trail / Shawnee Trail	12.5±	Under Construction.	26	D16-0090
11	Star Trail, Phase 3	SWQ Prosper Trail / Shawnee Trail	30.8±	Under Construction.	121	D17-0049
12	Star Trail, Phase 4	SWQ Prosper Trail / Shawnee Trail	32.3±	Under Construction.	97	D17-0060
13	Star Trail, Phase 5	SWQ Prosper Trail / Shawnee Trail	61.0±	Under Construction.	142	D18-0036
14	Tanners Mill, Phase 1D	South & East of Coleman Road	41.9±	Shovel Ready-Engineering Plans Under Review.	74	D18-0124
15	Windsong Ranch, Phase 1D	SWQ Fishtrap Road / Windsong Parkway	18.7±	Under Construction.	54	D15-0100
16	Windsong Ranch, Phase 4E	NEQ Fishtrap Road / Teel Parkway	20.1±	Under Construction.	47	D18-0012
17	Windsong Ranch, Phase 5A	NEQ Fishtrap / Teel Parkway	47.6±	Shovel Ready-Engineering Plans Under Review.	68	D18-0107
18	Windsong Ranch, Phase 5B	NEQ Fishtrap / Teel Parkway	32.0±	Shovel Ready - Engineering Plans Under Review.	72	D18-0126
Total Number of Lots Under Construction / Shovel Ready					1,295	

BUILDING INSPECTIONS

Current Construction Activity—Total of 692,383 Square Feet



	Case Number	Project Title	Project Address
1	D18-0030	Goddard School	1180 La Cima Boulevard
2	D18-0026	Panera Bread	4480 West University Drive
3	D18-0060	One Community Church	2601 Prairie Drive
4	D17-0089	Church of Celebration	2860 Fishtrap Road
5	D18-0034	PISD Elementary School #11	721 Village Park Lane
6	D17-0070	Shops at Prosper Trail, Block A, Lot 9	1450 North Preston Road
7	D18-0005	PISD Sports Complex Stadium	2000 Stadium Drive
8	D18-0005	PISD Sports Complex Natatorium	1851 Stadium Drive
9	D16-0086	Childrens Lighthouse	600 North Preston Road
10	D18-0032	Panera Bread	581 Richland Boulevard
11	D18-0046	Windsong Ranch Crystal Lagoon	4000 Peppergrass Lane
12	D18-0058	Olive Garden	1161 South Preston Road
13	D18-0065	Raising Cane's	4760 West University Drive
14	D17-0087	Westfork Crossing, Block A, Lot 2	4940 West University Drive



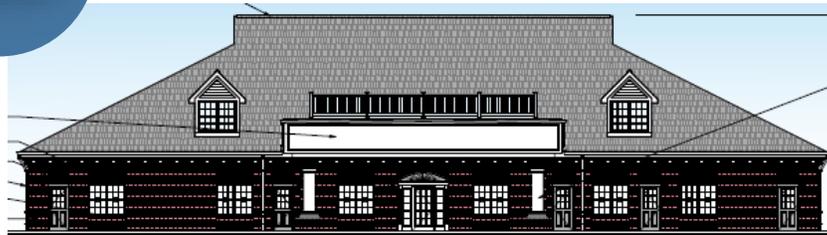
1. Goddard School

1180 La Cima Boulevard

Valuation – \$1,200,000

Square Footage – 10,413

Permit Issued – December 13, 2018



2. Panera Bread—Windsong Ranch Marketplace

4480 West University Drive

Valuation – \$1,100,000

Square Footage – 4,425

Permit Issued – September 11, 2018





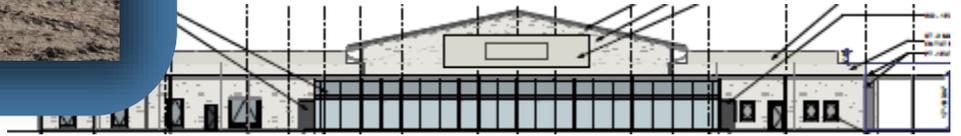
3. One Community Church

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. PISD Elementary #11

721 Village Park Lane

Valuation – \$11,800,000

Square Footage – 472,073

Permit Issued – August 2, 2018





6. Shops at Prosper Trail, Block A, Lot 9 (Retail Shell)

1450 North Preston Road

Valuation - \$1,168,200

Square Footage - 10,940

Permit Issued – July 17, 2018



7. PISD Sports Complex Stadium

2000 Stadium Drive

Valuation – \$48,000,000

Square Footage – 56,058

Permit Issued – March 6, 2018



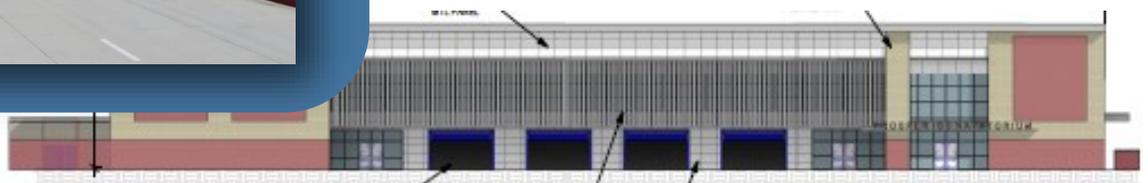
8. PISD Sports Complex Natatorium

1851 Stadium Drive

Valuation – \$11,800,000

Square Footage – 33,329

Permit Issued – March 29, 2018





9. Childrens Lighthouse (Day Care)

600 North Preston Road
Valuation – \$2,818,000
Square Footage – 11,120
Permit Issued – January 30, 2018



10. Panera Bread—Gates of Prosper

581 Richland Boulevard
Valuation – \$1,000,000
Square Footage – 4,447
Permit Issued – September 18, 2018



11. Windsong Ranch Crystal Lagoon

4000 Pepper Grass Lane
Valuation – \$543,241
Square Footage – 3,980
Permit Issued – October 2, 2018





12. Olive Garden

1161 South Preston Road

Valuation – \$1,500,000

Square Footage – 7,783

Permit Issued – October 29, 2018



13. Raising Cane's

4760 West University Drive

Valuation – \$1,800,000

Square Footage – 3,008

Permit Issued – December 18, 2018



14. Westfork Crossing, Block A, Lot 2

4940 West University Drive

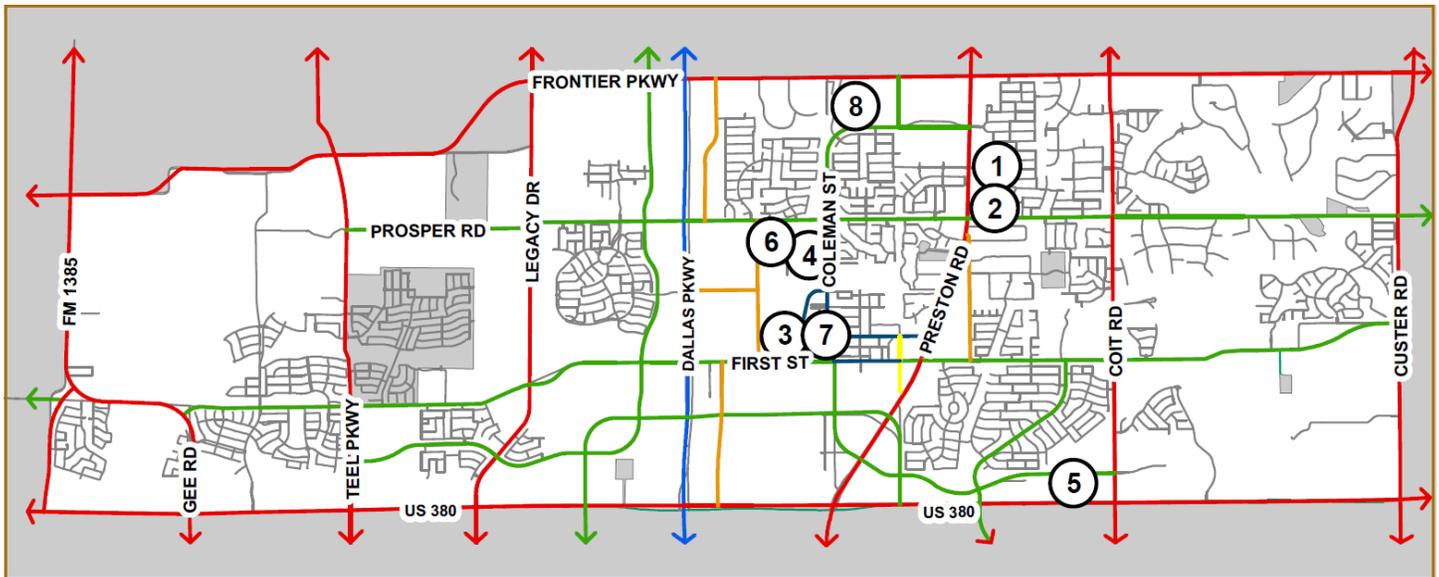
Valuation – \$1,700,000

Square Footage – 14,625

Permit Issued – January 28, 2019



February 2019 Certificates of Occupancy

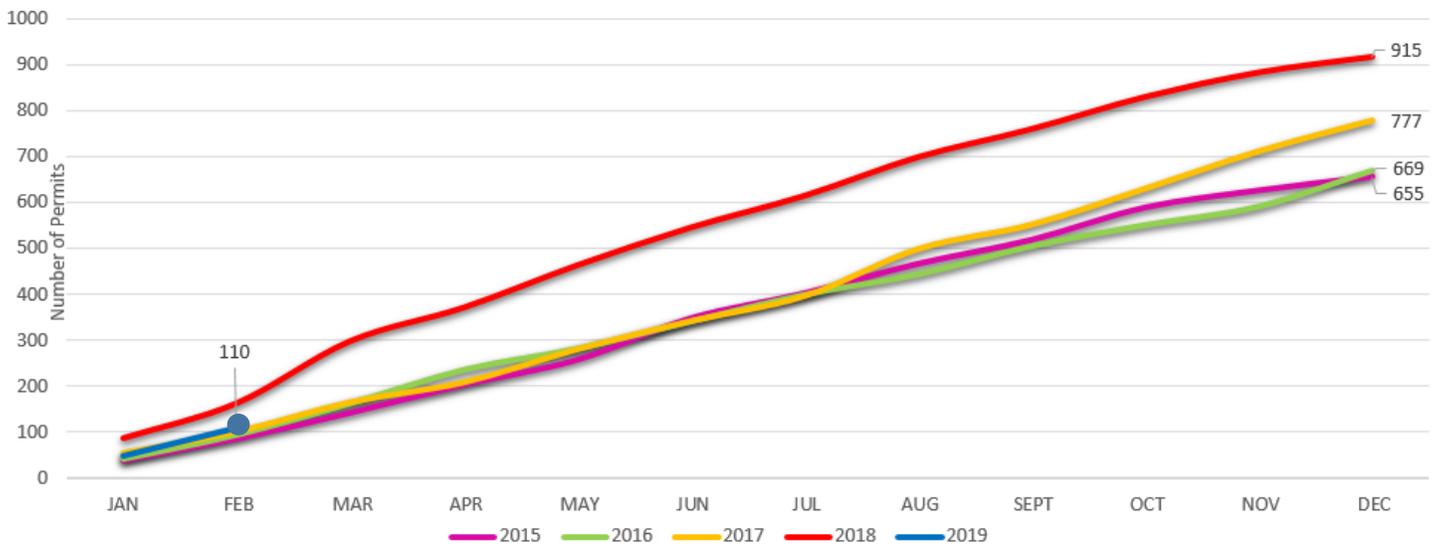


	Business Name	Square Footage	Use	Address
1	Rockstar Martial Art	1,400.	Fitness Center	1350 North Preston Road, Suite 35
2	Cook Children's Physician Network	3,444	Profession Medical Office	1350 North Preston Road, Suite 40
3	Prosper Screenprint	4,5000	Manufacturing	303 South McKinley Street
4	Regen Pilates LLC	1,676	Fitness Center	1061 North Coleman Street, Suite 80
5	Sunbeam Properties LLC	900	Office	1241 Prosper Commons Boulevard, Suite 110
6	Magnolia Maiden LLC	1,400	Retail Store	1061 North Coleman Street, Suite 30
7	Financial Innovations	1,956	Professional Office	102 South Main Street
8	Prosper ISD Portable #2	11,648	School	301 Eagle Drive

February 2019 & YTD Certificates of Occupancy				
	February 2018	February 2019	YTD 2018	YTD 2019
Certificate of Occupancy	9	8	24	17

BUILDING INSPECTIONS – SUMMARY

Single Family Residential Permits Issued



Single Family Residential Permits Issued by Quarter

	February	YTD	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2019	60	110					110
2018	76	161	287	248	219	161	915
2017	46	103	165	175	211	226	777
2016	57	101	164	178	167	160	669
2015	47	87	143	200	170	142	655

Building Permits Issued and Inspection Totals

	February 2018	February 2019	YTD 2018	YTD 2019
Single Family House Permits	77	60	162	110
Commercial Building	1	5	4	7
Commercial Shell Building	1	0	1	1
Commercial Finish Out	10	1	17	6
Total Inspections	2,239	2,585	4,886	5,182
Average Daily Inspections	112	129	131	126

Single Family Permits YTD by Subdivision

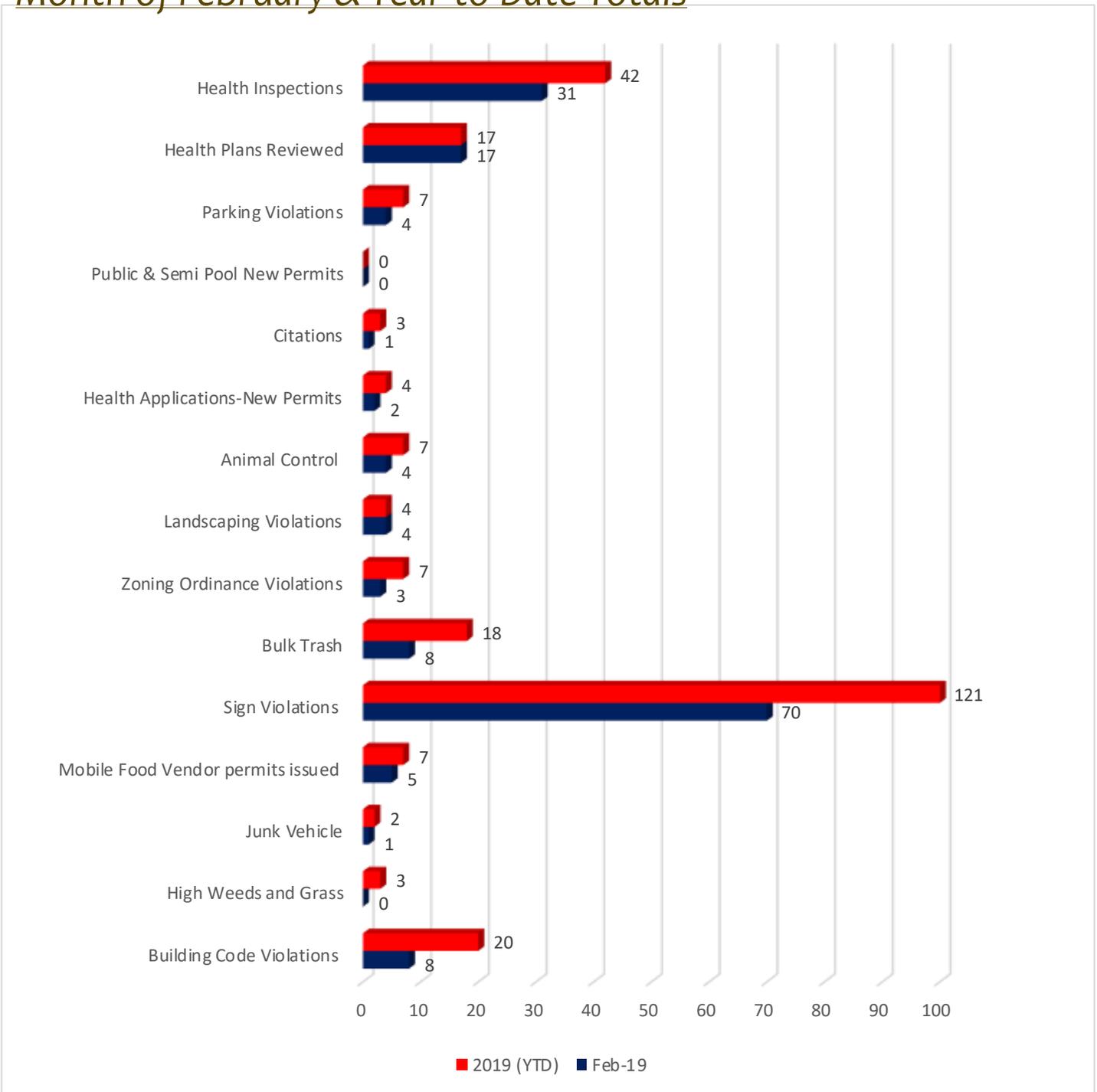
	Builders	Avg. Permit Value	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued February 2019	Permits Issued YTD
Bryant's First Addition	Callie Custom Homes	\$328,118	2,577	3,220	1	1
Christie Farms	Dave R Williams Homes	\$690,882	4,813	6,780	2	2
Deer Run	Texas Benchmark Building Group	\$622,813	4,103	6,112	0	1
Falls at Prosper	Our Country Homes	\$568,908	4,047	5,583	2	3
Frontier Estates	Meritage Homes Windsor Homes	\$538,474	4,223	5,284	0	3
Hills at Legacy	Meritage Homes	\$440,310	3,587	4,321	1	5
Lakes of La Cima	Gallery Custom Homes	\$662,452	4,936	6,501	1	2
Lakewood	Darling Homes	\$490,000	3,468	3,857	2	5
Legacy Garden	Risland Homes	\$527,791	4,145	5,180	2	2
Parks at Legacy	Trendmaker Homes	\$414,267	2,638	3,701	1	1
Parkside	Highland Homes Drees Custom Homes Huntington Homes	\$558,692	4,185	5,483	3	4
Preserve at Doe Creek	M/I Homes	\$349,501	2,830	3,430	10	13
Saddle Creek	Risland Homes JPA Development	\$565,036	4,348	5,545	1	2
Star Trail	American Legend Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation Homes	\$431,173	3,299	4,126	16	27
Steeplechase Lake of Prosper	Budz Custom Homes	\$626,685	5,040	6,150	0	1
Tanner's Mill	First Texas Homes	\$504,303	3,887	4,949	2	9
Whitley Place	Drees Custom Homes Highland Homes	\$552,298	4,269	5,420	3	3
Windsong Ranch	American Legend Shaddock Homes Huntington Homes Drees Custom Homes Britton/Perry Homes Mainvue TX LLC Highland Homes Chesmar Homes	\$520,695	3,806	4,715	13	26
Totals		\$482,651	3,806	4,715	60	110

Townhome Permits YTD

Windsong Ranch Townhomes	Grenadier Homes	0	0	0	0	0
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HEALTH & CODE COMPLIANCE

Month of February & Year-to-Date Totals



Due to new methods of grouping code-related issues, prior year numbers are not indicated.

	February 2019	YTD 2019
Food Establishment Permit	1	66
Public & Semi Public Pools	0	22
School & Daycares	1	16
Total Annual Permits	2	104



Before



After

2000 Block of Dove Creek Road —Notice issued for dilapidated patio. The owner has complied by removing the patio and providing new stairs for the entry.



Before



After

200 block of Coleman —Notice issued for dilapidated structure. The owner complied by removing the existing porch and providing a new structure.

Health Inspections, February 2019

Business Name	Business Type	Address	Score	Pass/Fail
Eagles Nest Texaco	Convenience store	640 N Preston Road	93	Pass
Subway	Restaurant	2111 University Drive	96	Pass
Whispering Farms	Daycare	2460 E Prosper Trail	95	Pass
Fuzzy Taco	Restaurant	4740 W University Drive	89	Pass
Papa John's	Restaurant	2111 East University Drive	96	Pass
Silo Park LLC	Restaurant	380 W Broadway	99	Pass
Hungry Platters	Restaurant	4740 W University Drive	86	Fail
Panera Bread #6079	Restaurant	4480 W University	C/O	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 accessed for a Certificate of Occupancy inspection, since only the equipment is being inspected. Temporary Food Vendors are not scored, but rather pass or fail.