

# Development Services Monthly Report July 2019

Town of Prosper  
Development Services

Planning  
Building Inspections  
Code Compliance

Physical Address:  
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Prosper, Texas 75078

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Prosper, Texas 75078

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## Development at a Glance

Single Family & Townhome Permits Issued – 78

Single Family & Townhome Permits Finaled – 71

Certificates of Occupancy Issued – 5

Zoning/Development Applications Submitted – 12

Single Family & Commercial Inspections – 2,609

*Detailed permit information contained within the report.*

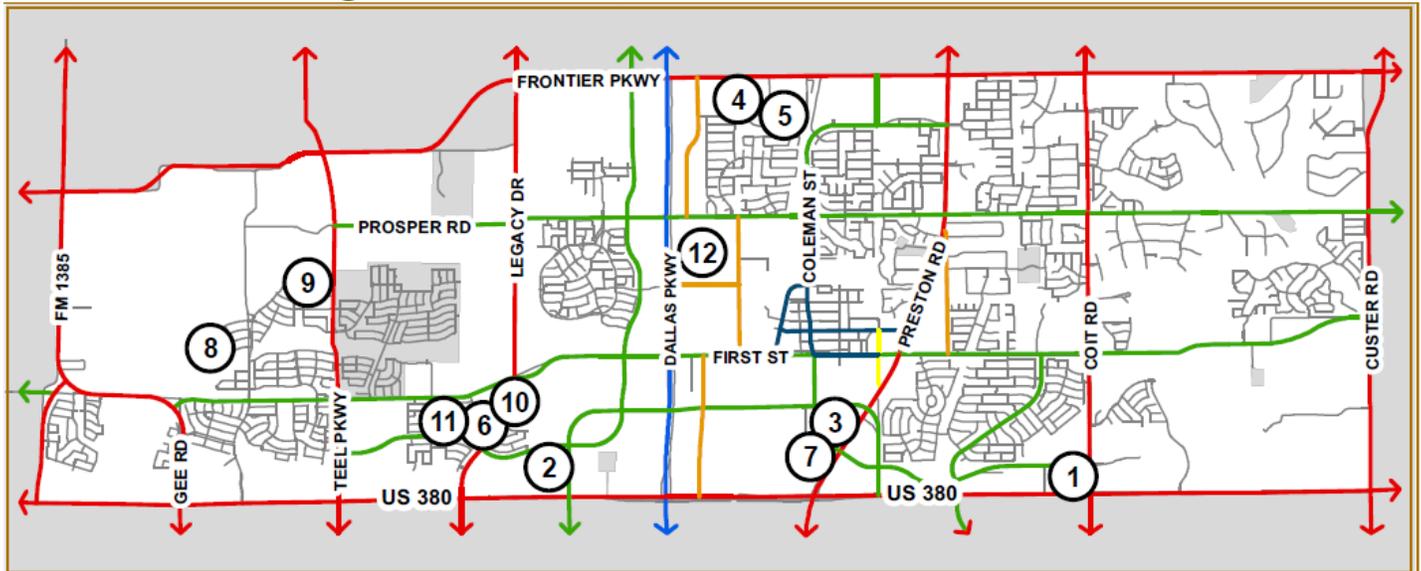


## **Multifamily Inspection Program Initiated**

The Town Council recently adopted an ordinance that requires each multifamily complex to register with the Town. The ordinance was created to ensure that as an apartment complex ages it remains in compliance with Town standards and the International Property Maintenance Code. Three complexes were inspected during the month of July, including; Orion Prosper, Orion Prosper Lakes and the Prosper four-plexes located downtown. Complexes throughout the Town will be inspected on an annual basis.

# PLANNING

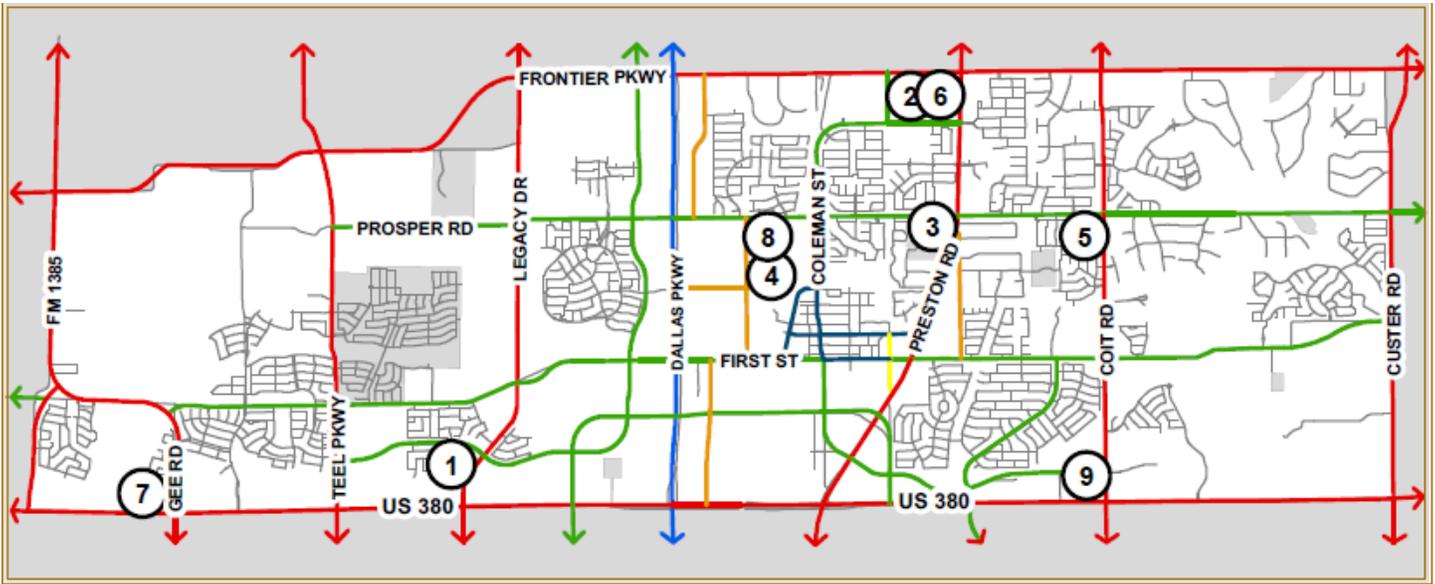
## July 2019 Zoning and Development Submittals



	Case Number	Project Title	Project Description
1	D19-0063	Prosper Commons, Block B, Lot 6	A Final Plat for Prosper Commons, Block B, Lot 6, on 1.2± acres.
2	D19-0084	Prosper Center, Block D, Lots 2R, 5, 6, 7 & 8	A Revised Conveyance Plat for Prosper Center, Block D, Lots 2R, 5, 6, 7 & 8, on 63.3± acres.
3	D19-0065	Gates of Prosper, Phase 2, Block A, Lot 1	A Site Plan for a Multi-tenant Retail/Restaurant Building with Drive-Through, on 1.5± acres.
4	D19-0066	Frontier Park Temporary Building	A Site Plan for a Temporary Building at Frontier Park, on 0.1± acres.
5	D19-0067	Frontier Park Cell Tower	A Site Plan for a Wireless Communication and Support Structure at Frontier Park, on 0.1± acres.
6	D19-0068	Prosper Center	A Preliminary Site Plan for a Medical Office Development, on 8.2± acres.
7	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	A Site Plan for two (2) Multi-tenant Retail/Restaurant buildings, on 4.5± acres.
8	D19-0070	Windsong Ranch, Phase 3D	A Preliminary Plat for 95 single family residential lots and three (3) HOA/Open space lots on 75.6± acres.
9	D19-0071	Windsong Ranch, Phase 5D	A Preliminary Plat for 93 single family residential lots and seven (7) HOA/Open space lots, on 38.2± acres.
10	D19-0072	Prosper Center, Block A, Lots 5, 9 & 10	A Revised Conveyance Plat for Prosper Center, Block A, Lots 5, 9 & 10, on 17.4± acres.
11	D19-0073	Parks at Legacy, Phase IV	A Revised Final Plat for 28 single family residential lots, on 9.2± acres.
12	Z19-0012	Prestonwood Baptist Church	A request to amend Planned Development-33, on 127.9± acres, to allow for a house of worship expansion, including a private school with gymnasium.

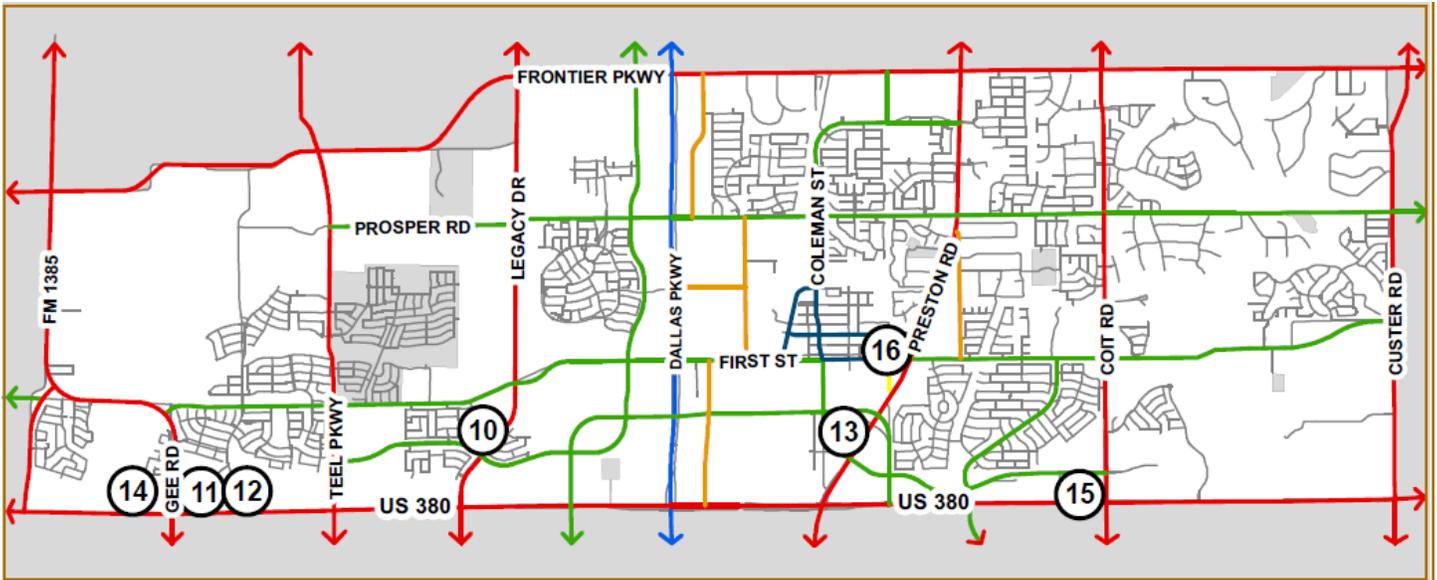
	July 2018	July 2019	YTD 2018	YTD 2019
<b>Submittals</b>	10	12	92	87

## Shovel Ready—Non-Residential Project Status



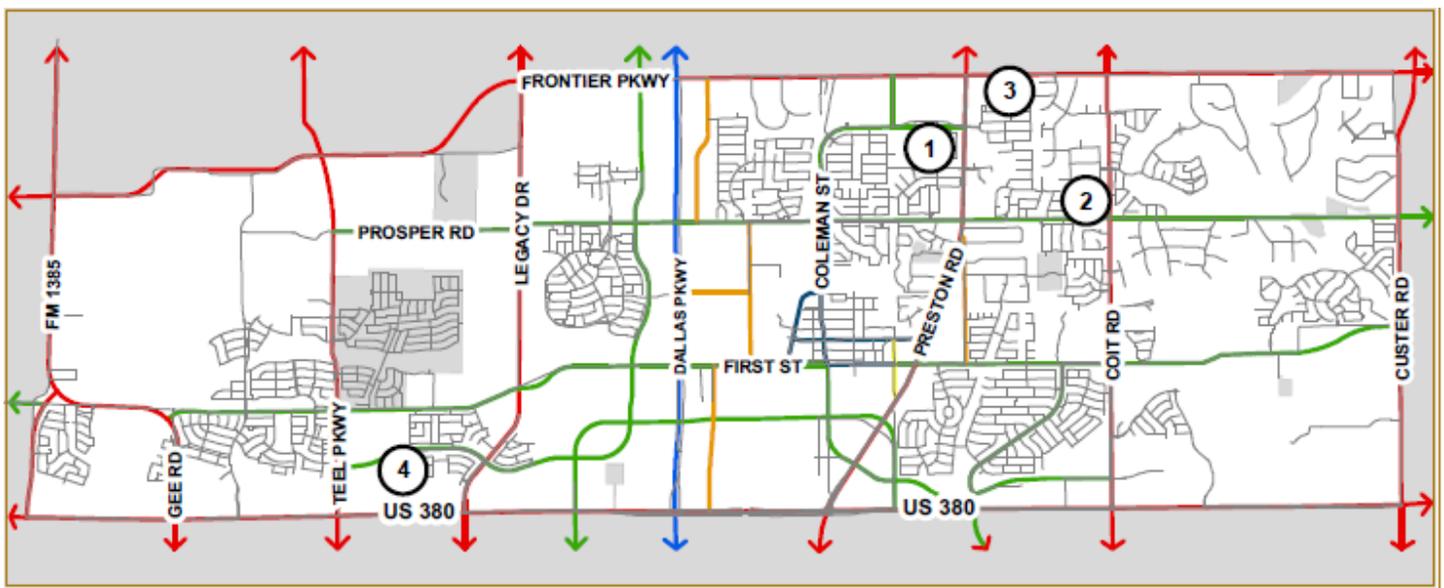
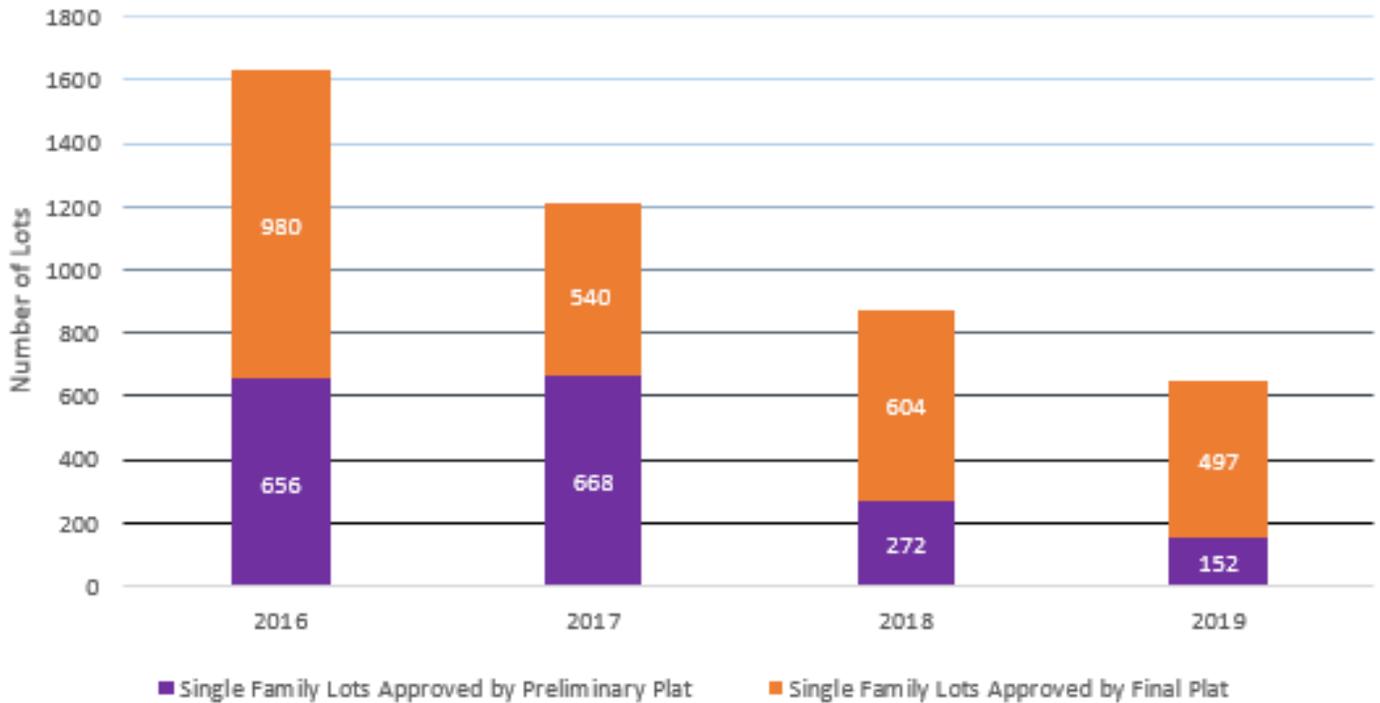
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Lakes at Legacy Amenity Center	2811 Firefly Place	Amenity Center	No building permit application. Engineering—Civil plans under review.	6,850	D18-0088
2	Victory at Frontier 7-Eleven	2101 North Preston Road	Convenience Store with Gas Pumps	Building permit under review. Engineering—Civil plans approved.	6,487	D18-0127
3	Blue Star Storage	1140 East Prosper Trail	Mini-Warehouse	Building permit approved. Engineering—Civil plans not required.	22,750	D19-0037
4	All Storage	920 & 930 Cook Lane	Mini-Warehouse	Building permit under review. Engineering—Civil plans under review.	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. Pre-Construction meeting held.	18,224	D18-0102
6	Victory at Frontier	1921 North Preston Road	Multi-tenant Building	Building permit approved. Engineering—Civil plans approved. Pre-Construction meeting held.	17,950	D17-0079
7	Fast Lane Carwash	5090 West University Drive	Carwash	Building permit approved. Engineering—Civil plans approved. Pre-Construction meeting held.	4,588	D18-0104
8	World Wide Rock	1020 Cook Lane	Building Material & Hardware Sales	Building permit approved. Engineering—Civil plans approved. Pre-Construction meeting held.	24,440	D18-0041
9	Quick N Clean Carwash	2171 East University Drive	Carwash	Building permit under review. Engineering—Civil plans approved. Pre-Construction meeting held.	5,380	D18-0069

## Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
10	Alpha Montessori	920 South Legacy Drive	Daycare	No building permit application. Engineering—Civil plans under review.	10,273	D18-0062
11	The Home Depot	4450 West University Drive	Home Improvement Store	No building permit application. Engineering—Civil plans under review.	105,229	D18-0094
12	Chick-fil-A	4420 West University Drive	Drive-Through Restaurant	Building permit approved. Engineering—Civil plans approved.	4,996	D18-0110
13	Gates of Prosper, Phase 2	NWQ Preston Road/Richland Boulevard	Multi-tenant Buildings	No building permit application. Engineering—Civil plans approved. Pre-Construction meeting held.	258,132	D18-0123
14	Rosa's Café	5050 West University Drive	Drive-Through Restaurant	No building permit application. Engineering—Civil plans approved.	6,940	D18-0109
15	Murphy Express	2331 East University Drive	Convenience Store With Gas Pumps	No building permit application. Engineering—Civil plan under review.	2,824	D19-0047
16	Windmill Hill	110, 120, 210 South Preston Road	Multi-tenant Buildings	No building permit application. Engineering—Civil plans under review.	23,127	D19-0002
<b>Total Shovel Ready Project Square Footage</b>					720,090	

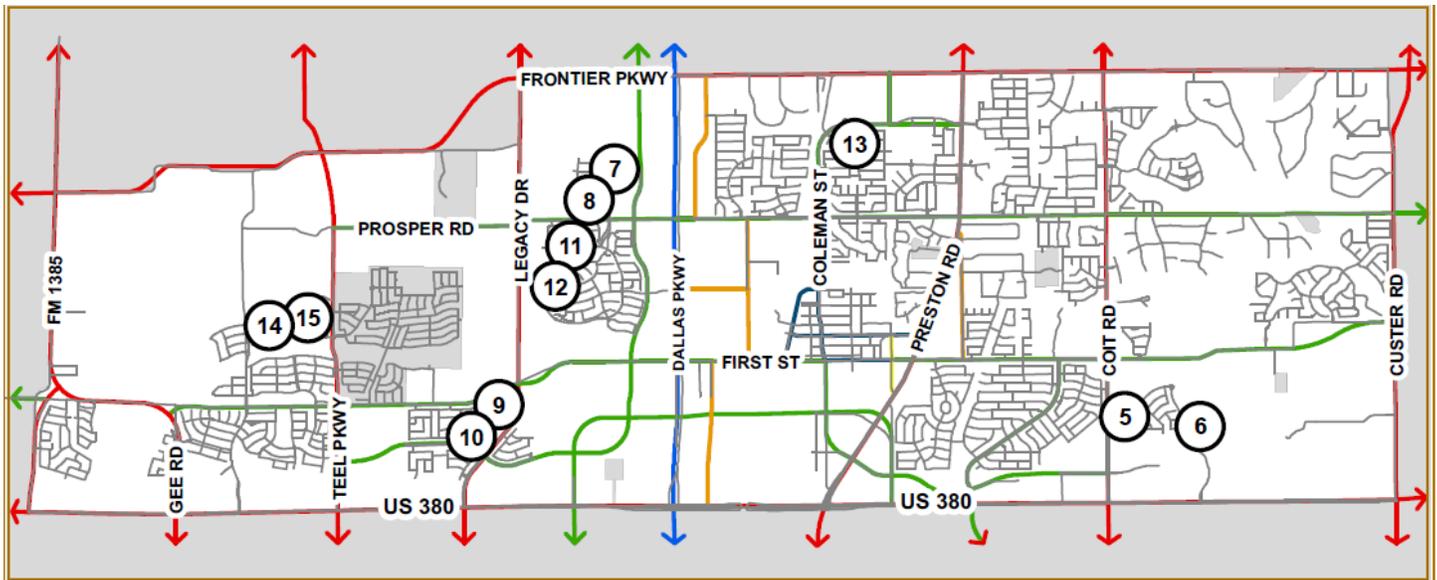
## Single Family Lots Approved by Planning & Zoning Commission



## 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 Approved.	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

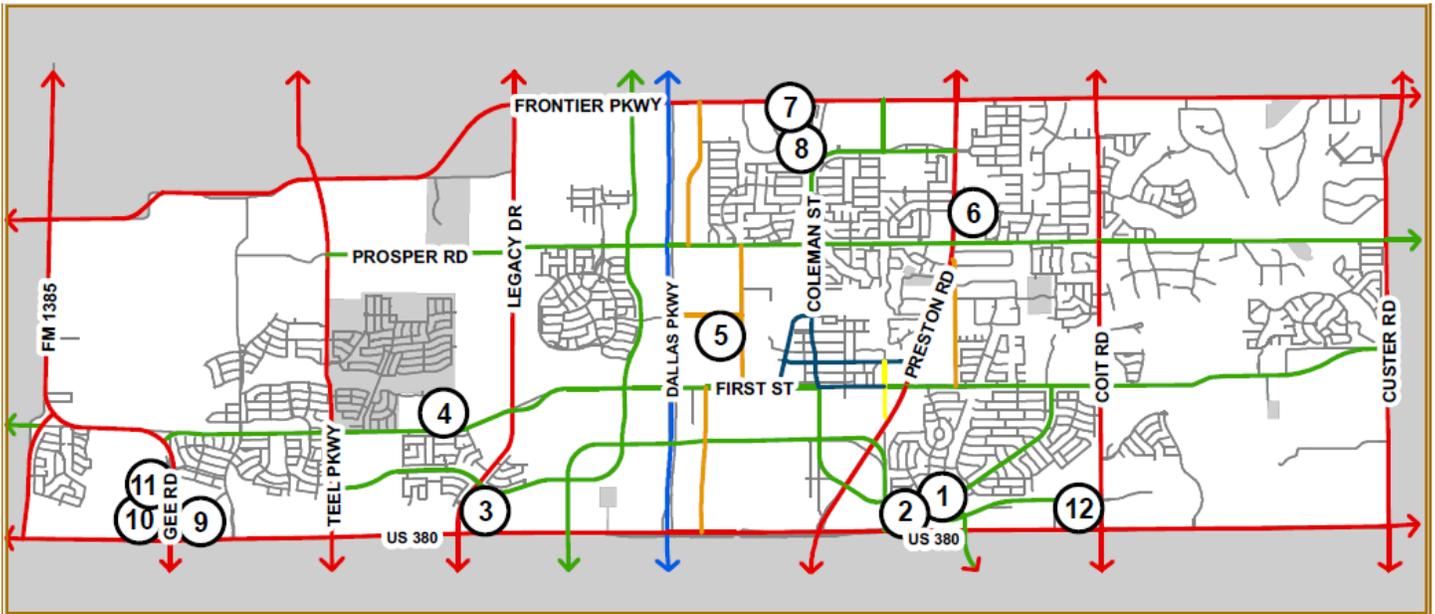
## Under Construction & Shovel Ready—Residential Project Status



	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.	26	D18-0078
11	Star Trail, Phase 4	SWQ Prosper Trail / Shawnee Trail	32.3±	Under Construction.	97	D17-0060
12	Star Trail, Phase 5	SWQ Prosper Trail / Shawnee Trail	61.0±	Under Construction.	142	D18-0036
13	Tanners Mill, Phase 1D	South & East of Coleman Street	41.9±	Under Construction.	74	D18-0124
14	Windsong Ranch, Phase 5A	NEQ Fishtrap / Teel Parkway	47.6±	Under Construction.	68	D18-0107
15	Windsong Ranch, Phase 5B	NEQ Fishtrap / Teel Parkway	32.0±	Under Construction.	72	D18-0126
<b>Total Number of Lots Under Construction / Shovel Ready</b>					1,036	

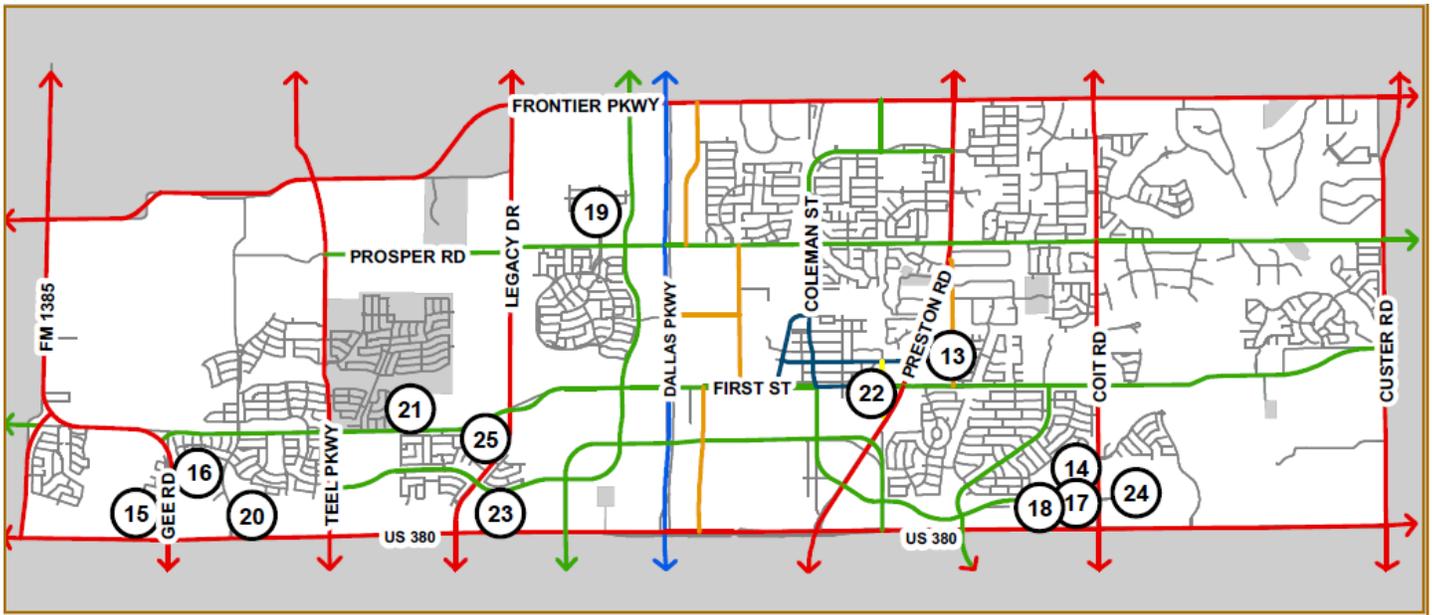
# BUILDING INSPECTIONS

*Current Construction Activity—Total of 1,169,049 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	D17-0070	Shops at Prosper Trail Multi-tenant Building	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	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
25	D18-0034	Stuber Elementary School	721 Village Park Lane



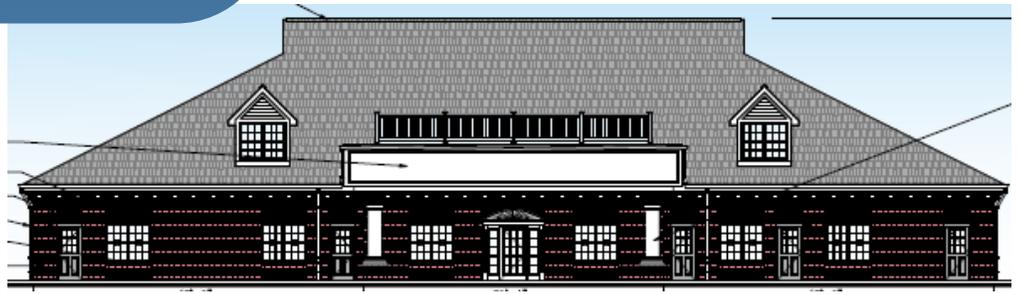
### 1. Goddard School

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



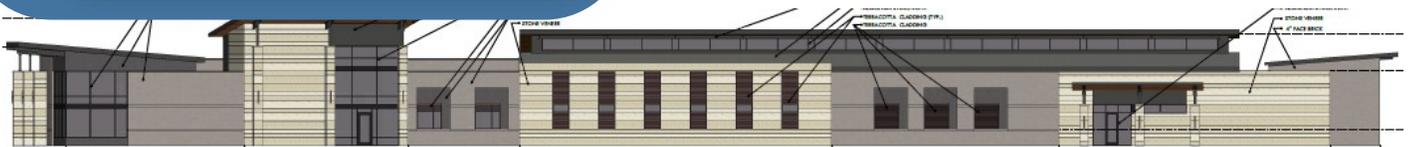
### 5. Public Safety Facility

801 Safety Way

Valuation – \$12,500,000

Square Footage – 23,159

Permit Issued – June 27, 2019





## 6. Shops at Prosper Trail (Multi-tenant Building)

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. McDonald's

4500 West University Drive

Valuation – \$750,000

Square Footage – 4,803

Permit Issued – March 4, 2019



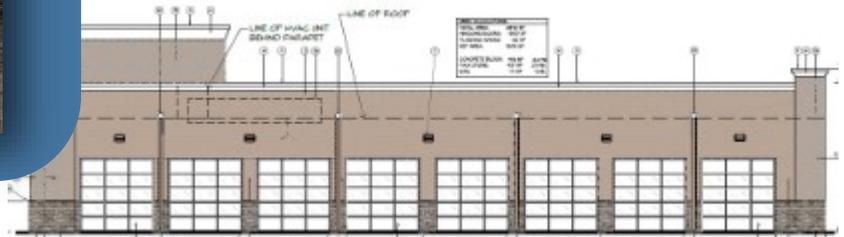
### 10. Brakes Plus

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



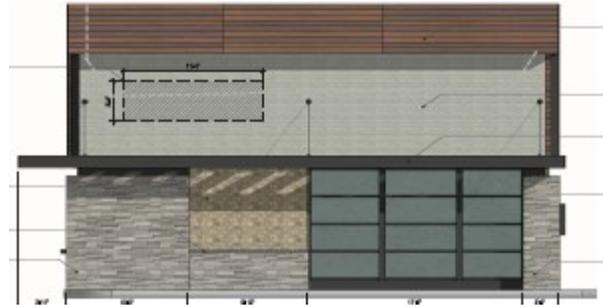
### 18. Panda Express

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





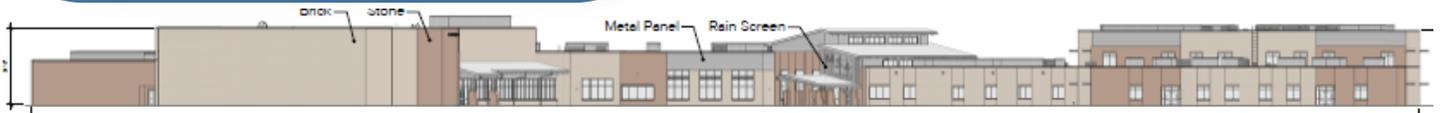
### 21. PISD Middle School #4

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



## 25. Stuber Elementary School

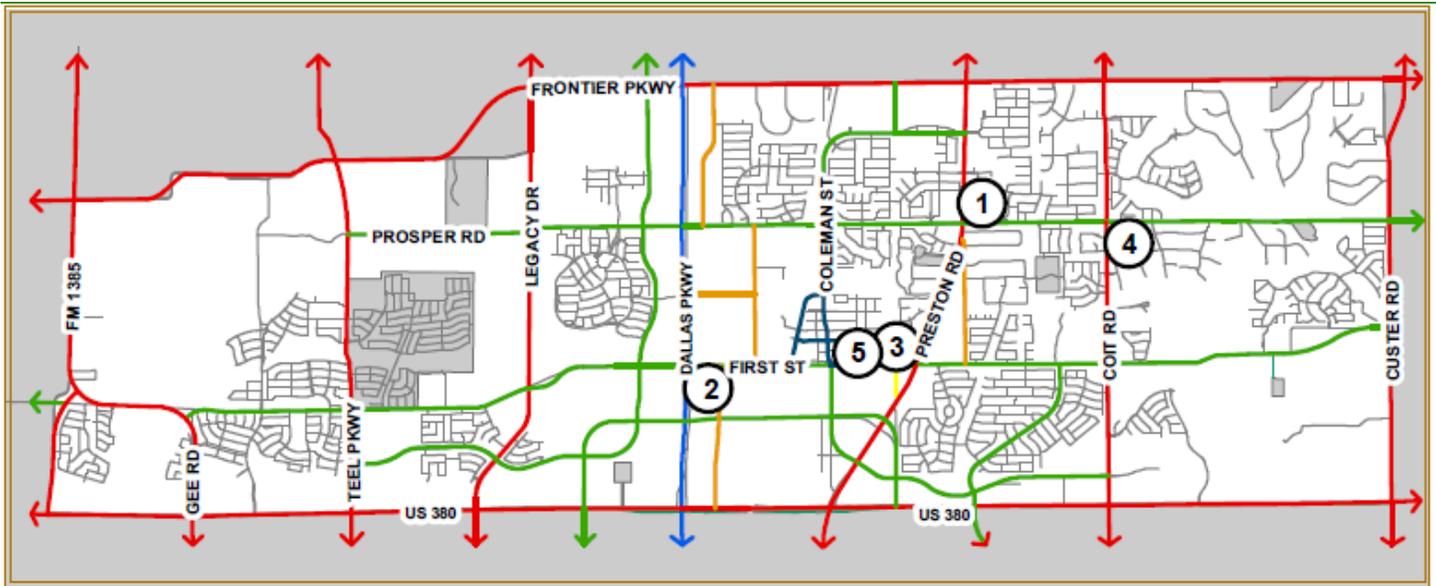
721 Village Park Lane

Valuation – \$11,800,000

Square Footage – 472,073

Permit Issued – August 2, 2018

## July 2019 Certificates of Occupancy

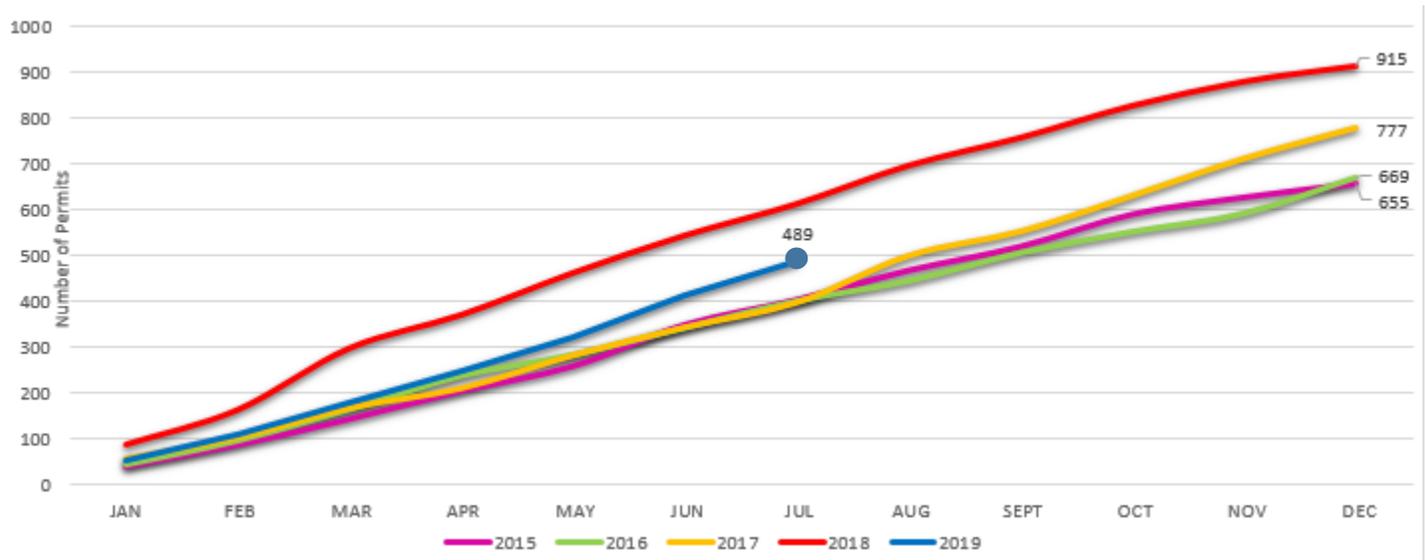


	Business Name	Square Footage	Use	Address
1	Deka Lash	1,200	Beauty Salon	1170 Preston Road, Suite 180
2	Core Construction	2,000	Warehouse	1151 West First Street
3	Cerebro, LLC	637	Office	290 South Preston Road, Suite 260
4	Professional Black Belt Academy & Embroidery House	2,794	Fitness Studio / Embroidery Shop	1180 East Prosper Trail, Suite 40
5	Prosper Pantry	1,595	Catering	608 East First Street

	July 2018	July 2019	YTD 2018	YTD 2019
<b>Certificates of Occupancy</b>	9	5	82	87

# BUILDING INSPECTIONS – SUMMARY

## Single Family Residential Permits Issued



## Single Family Residential Permits Issued by Quarter

	1st Quarter	2nd Quarter	July	YTD (July)	4th Quarter	Total
2019	178	233	78	489		489
2018	287	248	69	613	161	915
2017	165	175	56	396	226	777
2016	164	178	61	403	160	669
2015	143	200	54	397	142	655

## Building Permits Issued and Inspection Totals

	July 2018	July 2019	YTD 2018	YTD 2019
Commercial Buildings	2	3	17	32
Commercial Shell Buildings	1	0	2	10
Commercial Finish Outs	1	2	48	19
<b>Total Inspections</b>	<b>2,933</b>	<b>2,609</b>	<b>19,695</b>	<b>18,759</b>
<b>Average Daily Inspections</b>	<b>140</b>	<b>119</b>	<b>134</b>	<b>128</b>

## Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued July 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	5,023	6,936	0	3
Deer Run	Texas Benchmark Building Group	4,103	6,112	0	1
Falls at Prosper	Our Country Homes AVH DFW	3,534	4,524	2	12
Frontier Estates	Meritage Homes Windsor Homes	4,150	5,127	2	10
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	5	21
Lakes of La Cima	Gallery Custom Homes	4,885	6,321	1	12
Lakes of Prosper	Beazer Homes Megatel	2,844	3,543	2	16
Lakewood	Darling Homes Britton Homes / Perry Homes David Weekly Homes	3,264	3,955	2	40
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	3,228	4,009	7	27
Parkside	Highland Homes Drees Custom Homes Huntington Homes American Legend Homes	4,208	5,446	2	17
Preserve at Doe Creek	M/I Homes	2,548	3,138	3	42
Prosper Lake on Preston	Bloomfield Homes	4,815	6,018	2	4
Saddle Creek	Risland Homes JPA Development Hewitt Custom Homes	4,929	6,280	2	8
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes / Perry Homes MHI-Plantation & Coventry Homes	3,422	4,287	19	107

## Single Family Permits YTD by Subdivision

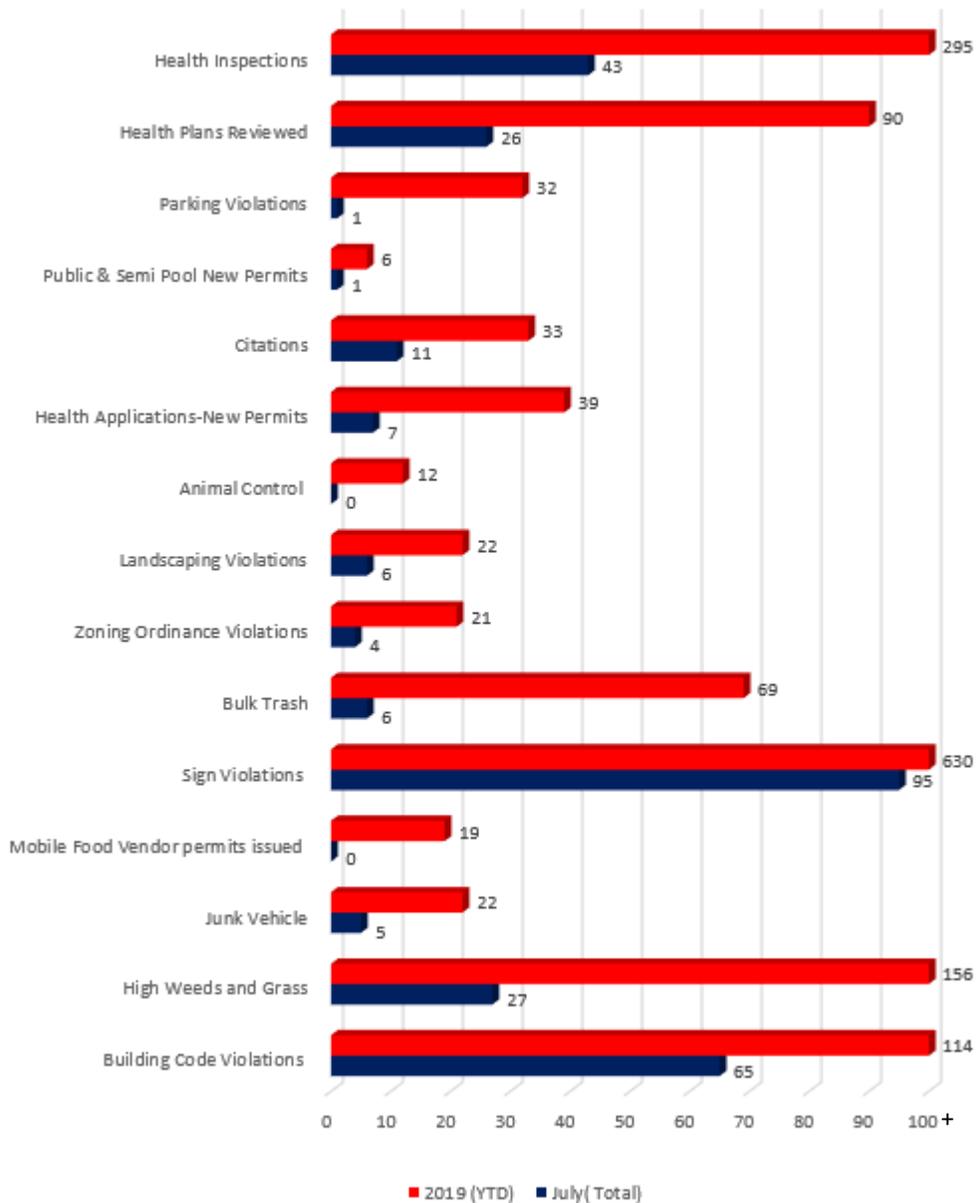
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued July 2019	Permits Issued YTD
Steeplechase Lake of Prosper	Budz Custom Homes	5,040	6,150	0	1
Tanner's Mill	First Texas Homes	3,802	4,861	8	26
Whitley Place	Drees Custom Homes Highland Homes	4,128	5,231	1	10
Windsong Ranch	American Legend Homes Shaddock Homes Huntington Homes Drees Custom Homes Britton Homes / Perry Homes Mainvue TX Highland Homes Chesmar Homes	3,729	4,615	17	110
Totals		3,574	4,467	75	475

## Townhome Permits YTD

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued July 2019	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	1,666	2,208	3	14
Totals		1,666	2,208	3	14

# HEALTH & CODE COMPLIANCE

## Month of July & 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.

	July 2019	YTD 2019
Food Establishment Permits	5	16
Public & Semi Public Pools	1	6
Schools & Day Cares	0	2
Total Annual Permits	6	24



Before



After

- The owner of a property on North Preston Road received a courtesy notice regarding high grass and weeds in excess of 12 inches. The property owner complied by mowing the property.



Before



After

- The owner of a property on Prestonview Drive received a courtesy notice regarding a dilapidated fence. The property owner complied by removing the fence.



- 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 July.

## Health Inspections, July 2019

Business Name	Business Type	Address / Event Name	Score	Pass/Fail
Kona Ice	Mobile Food Unit	Pride in the Sky	NA	Pass
Nacho Libre Nachos	Mobile Food Unit	Pride in the Sky	NA	Pass
The Saucy Hibachi	Mobile Food Unit	Pride in the Sky	NA	Pass
Pappy's Kettle Korn	Mobile Food Unit	Pride in the Sky	NA	Pass
Broad StrEAT Station	Mobile Food Unit	Pride in the Sky	NA	Pass
Po' Boy Place	Mobile Food Unit	Pride in the Sky	NA	Pass
Meat Candy Brisket	Mobile Food Unit	Pride in the Sky	NA	Pass
Elotes	Mobile Food Unit	Pride in the Sky	NA	Pass
The Pink Company	Mobile Food Unit	Pride in the Sky	NA	Pass
Prosper Pantry	Catering Kitchen	608 East First Street	CO	Pass
Kroger	Grocery Store	1250 North Preston Road	96	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.*