

Development Services Monthly Report

Development Activity as of
August 31, 2020

Town of Prosper
Development Services

Planning
Building Inspections
Code Compliance

Physical Address:
250 West First Street
Prosper, Texas 75078

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

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www.prospertx.gov

Development at a Glance for the month of August, 2020

Single Family & Townhome Permits Issued – 82

Single Family & Townhome Permits Finaled – 77

Certificates of Occupancy Issued – 5

Zoning/Development Applications Submitted – 9

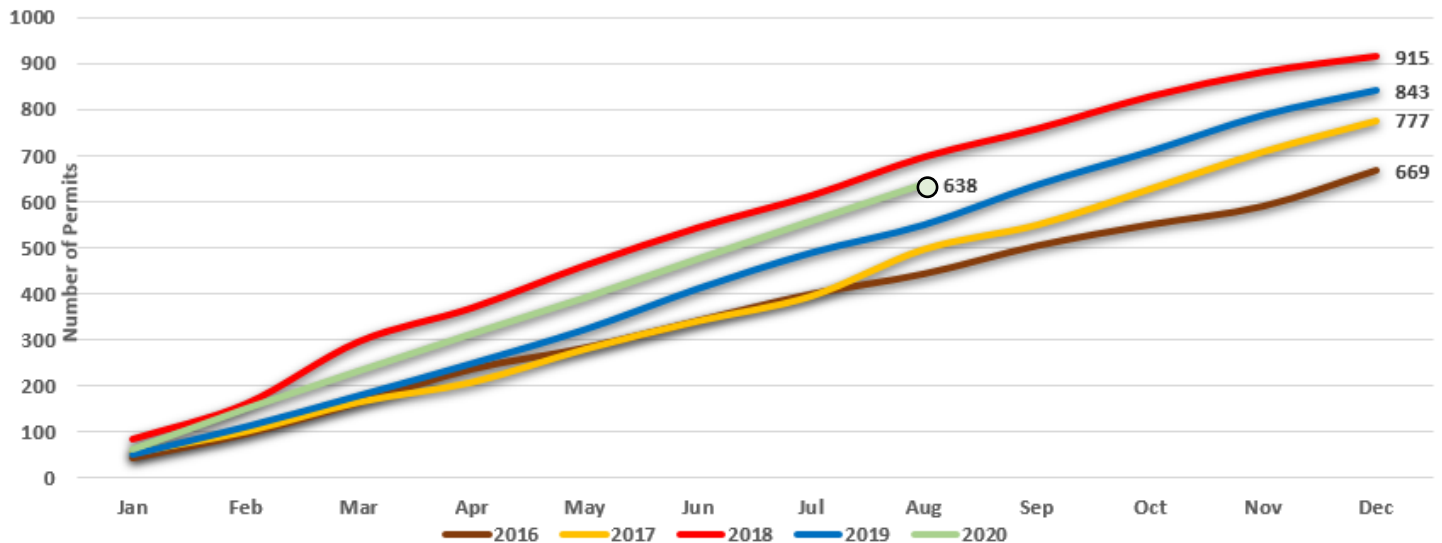
Single Family & Commercial Inspections – 2,543



Short Term Rental Regulations

On August 25, 2020, Town Council adopted an ordinance prohibiting the short term renting of single-family dwellings in Prosper. A short term rental is a type of lodging where a home, or part of a home, is rented for a fee, for fewer than thirty (30) consecutive nights. The major complaints of neighboring property owners' include noise, security regarding large groups of strangers and a lack of sufficient on-site parking for large numbers of guests. In Prosper, there have been as many as eight (8) homes marketed as short term rentals, some advertising the ability to accommodate as many as 13 guests. As a result of the ordinance adoption, these properties will no longer be available as short term rentals.

Single Family Residential Permits Issued



Single Family Residential Permits Issued by Quarter

	1st Quarter	2nd Quarter	August	August YTD	3rd Quarter	4th Quarter	Total
2020	232	242	82	638	-	-	638
2019	178	232	63	551	223	210	843
2018	287	248	89	690	219	161	915
2017	165	175	102	445	211	226	777
2016	164	178	44	444	167	160	669

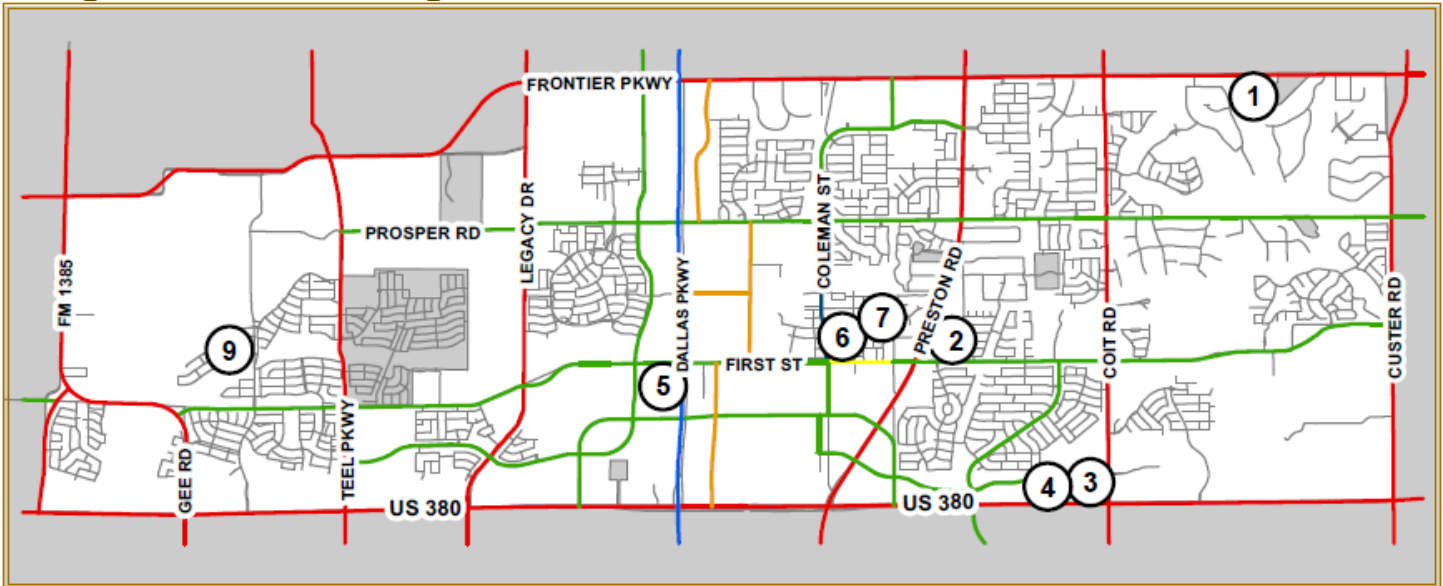
HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections and Permits

	August 2019	August 2020	YTD 2019	YTD 2020
Code Compliance Inspections	211	50	1101	1104
Citations Issued	11	0	39	13
Health Inspections	83	51	451	407

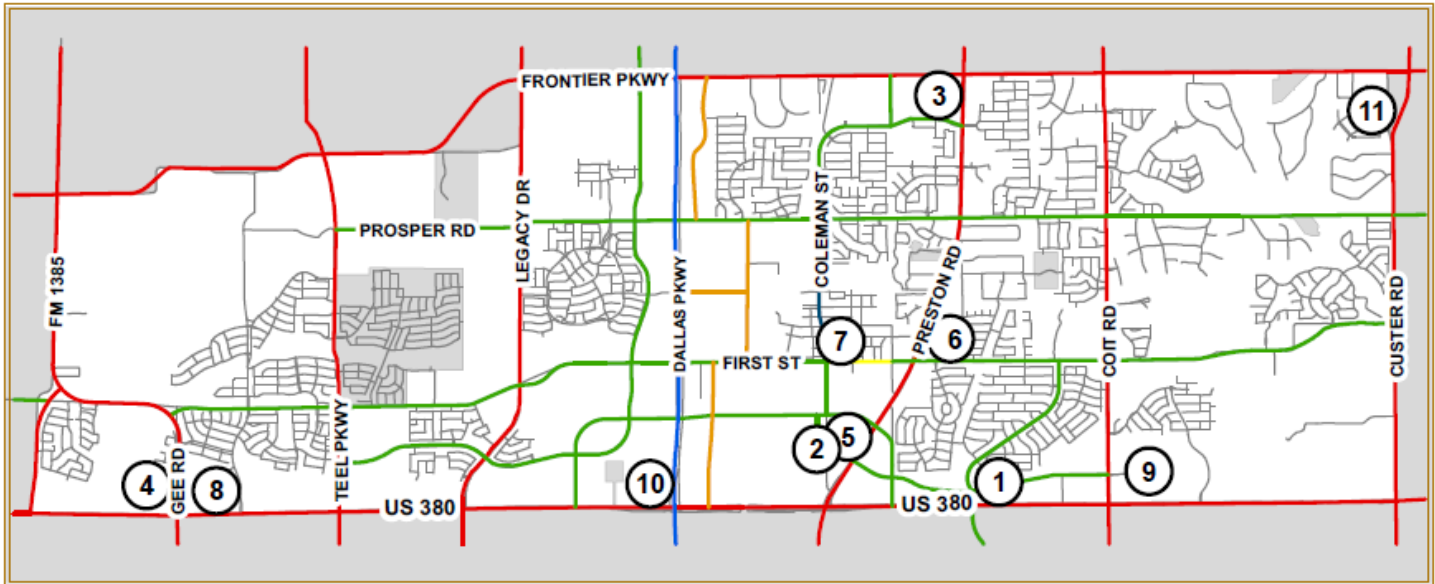
PLANNING

August 2020 Zoning and Development Applications



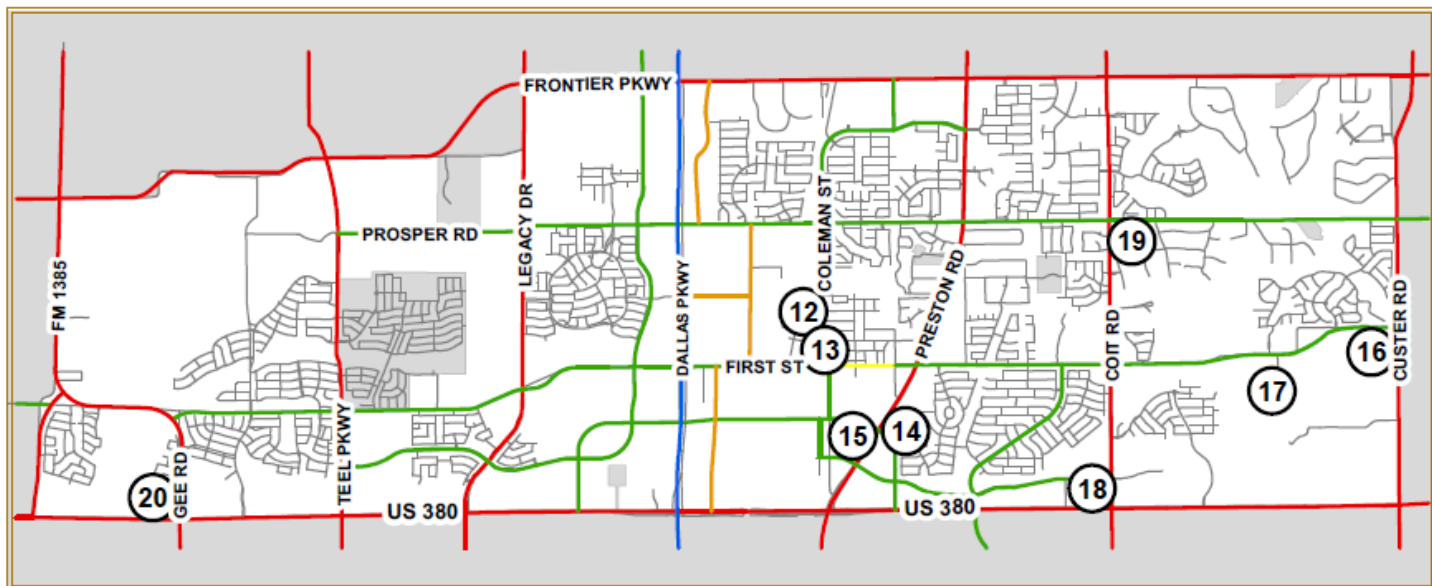
	Case Number	Project Title	Project Description		
1	D20-0073	Twin Creeks Ranch, Phase 1	A Final Plat for Twin Creek Ranch, Phase 1, for 16 single family residential lots and two (2) HOA/open space lots, on 30.9± acres.		
2	D20-0074	Prosper Town Center	A Site Plan for 12 office buildings in Prosper Town Center, on 5.9± acres.		
3	D20-0075	Prosper Commons	A Site Plan for a multi-tenant building, in Prosper Commons, on 1.1± acres.		
4	D20-0076	Prosper Commons, Block B, Lot 5	A Final Plat for Prosper Commons, Block B, Lot 5, on 1.1± acres.		
5	Z20-0016	Quik Trip	A request to rezone 1.8± acres from Agricultural (A) to Planned Development (PD).		
6	Z20-0017	206 East Third Street	A request to rezone 1.2± acres, from Single Family-15 (SF-15) to Downtown Single Family (DTSF).		
7	MD20-0013	603 East Broadway Street	A request to enter into a Development Agreement to defer a portion of the required parking for a three (3) year time period.		
8	MD20-0014	Short Term Rentals	A Town-initiated request to amend Chapter 4, “Business Regulations” of the Code of Ordinances by establishing a new Article 4.11.		
9	MD20-0015	Windsong Ranch Front Yard Fence	A request from Windsong Ranch to allow for an existing wooden fence in the required front yard of a residential lot, located at 200 Bunton Branch Lane.		
		August 2019	August 2020	YTD 2019	YTD 2020
Submittals		15	9	102	100

Shovel Ready—Non-Residential Project Status



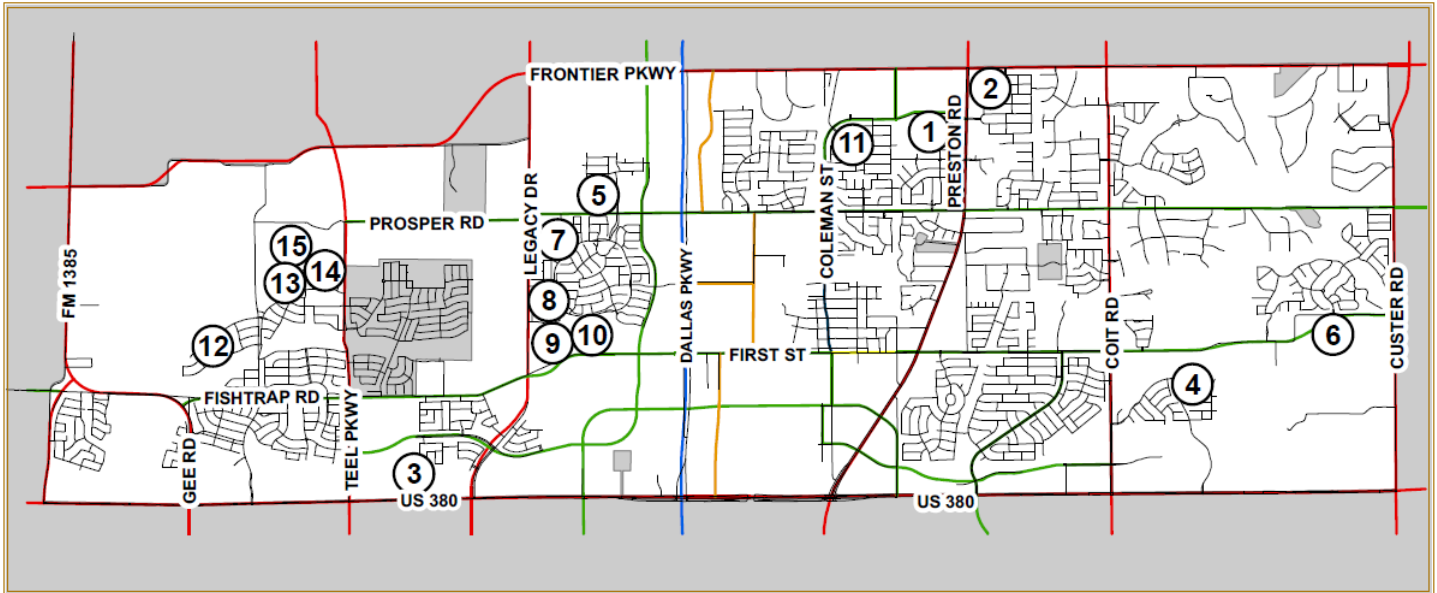
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans under review Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston 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	Bliss Pet Resort	200 East First Street	Pet Day Care Expansion	No building permit application Engineering—Civil plans under review Site Plan expires February 18, 2022	944	D20-0071
8	The Home Depot	4450 West University Drive	Home Improvement Store	Building permit under review Engineering—Civil plans under review Site Plan expires November 6, 2020	105,229	D18-0094
9	Pinnacle Montessori	2720 Richland Boulevard	Daycare	No building permit application Engineering—Civil plans approved Site Plan expires June 3, 2021	10,916	D17-0073
10	Children's Health	1300 Children's Way	Medical Office	No building permit application Engineering—Civil plans approved Released for infrastructure construction Site Plan expires November 5, 2021	30,000	D20-0036
11	Rhea's Mill Baptist Church	5733 North Custer Road	House of Worship	Building permit under review Engineering—Civil plans under review Site Plan expires November 5, 2021	29,268	D19-0129

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
12	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
13	Downtown Office	206 South Coleman Street	Downtown Office	Building permit approved Engineering—Civil plans approved Site Plan expires August 4, 2021	6,636	D19-0118
14	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
15	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
16	Founders Academy of Prosper	4250, 4260, & 4300 East First Street	Private School	Building permit for two buildings under review Engineering—Civil plans under review Site Plan expires December 2, 2021	79,272	D20-0045
17	Prosper ISD High School No. 3	3500 East First Street	High School	No building permit application Engineering—Civil plans under review Site Plan expires October 21, 2021	621,434	D20-0004
18	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
19	Whispering Farms Commercial	1090 North Coit Road	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Released for infrastructure construction 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 approved Site Plan expires October 7, 2021	17,121	D20-0022
					1,159,062	

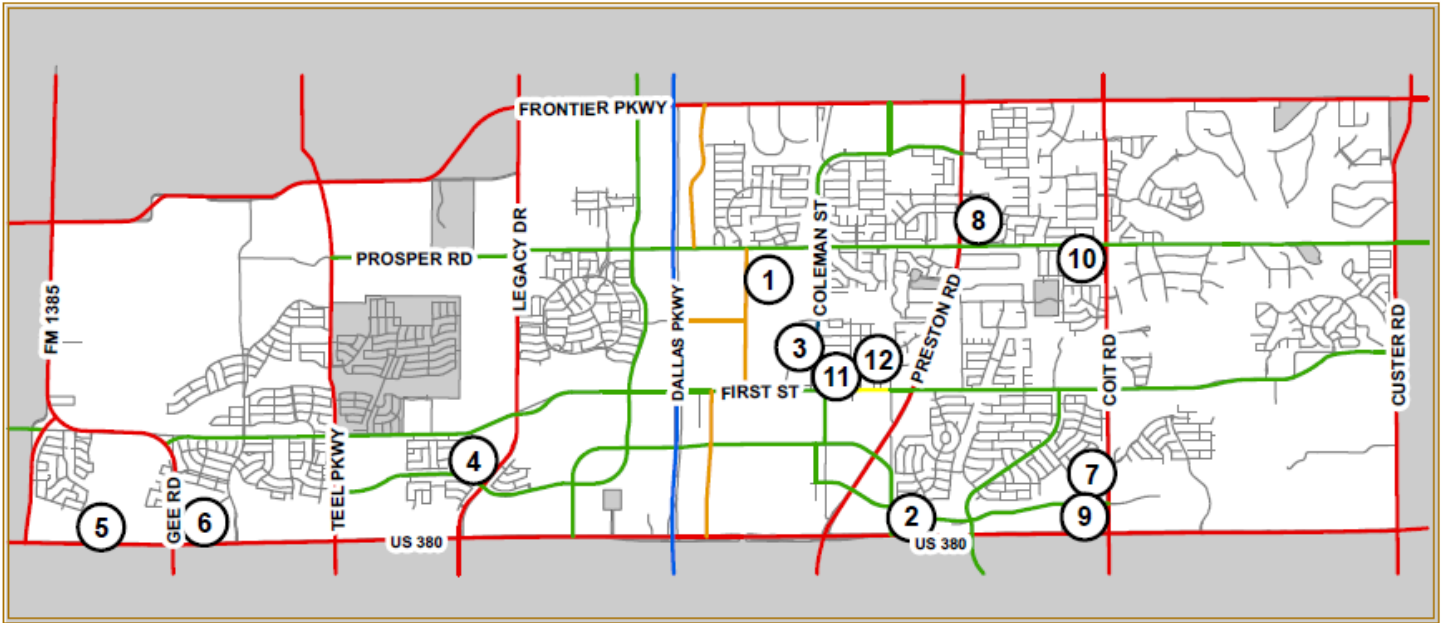
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	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±	Engineering Approved Contingent on TxDOT permit	97	D15-0068
3	Lakes at Legacy, Phase 2	SWQ Legacy Drive / Prairie Drive	62.3±	Under Construction	86	D18-0089
4	Lakewood, Phase 3	SEQ Lakewood Drive / Meadowbrook Boulevard	52.1±	Under Construction	186	D19-0022
5	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction	16	D18-0073
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Engineering Plans Under Review	96	D20-0055
7	Star Trail, Phase 6	NEQ Legacy Drive / Fishtrap Road	26.6±	Under Construction	67	D19-0121
8	Star Trail, Phase 7	NEQ Legacy Drive / Fishtrap Road	40.0±	Under Construction	118	D19-0122
9	Star Trail, Phase 8	NEQ Legacy Drive / Fishtrap Road	32.6±	Engineering Plans Under Review	66	D20-0042
10	Star Trail, Phase 9	NEQ Legacy Drive / Fishtrap Road	47.0±	Engineering Plans Under Review	73	D20-0043
11	Tanners Mill, Phase 1D	South & East of Coleman Street	41.9±	Under Construction	74	D18-0137
12	Windsong Ranch, Phase 3D	NEQ Fishtrap Road / Windsong Parkway	75.6±	Under Construction	95	D19-0097
13	Windsong Ranch, Phase 5C	NEQ Fishtrap / Teel Parkway	41.0±	Under Construction	74	D19-0057
14	Windsong Ranch, Phase 5D	NEQ Fishtrap / Teel Parkway	38.2±	Under Construction	93	D19-0092
15	Windsong Ranch, Phase 6B	NEQ Fishtrap / Teel Parkway	38.2±	Engineering Approved Release for early grading	120	D20-0052
Total Number of Lots Under Construction / Shovel Ready					1,352	

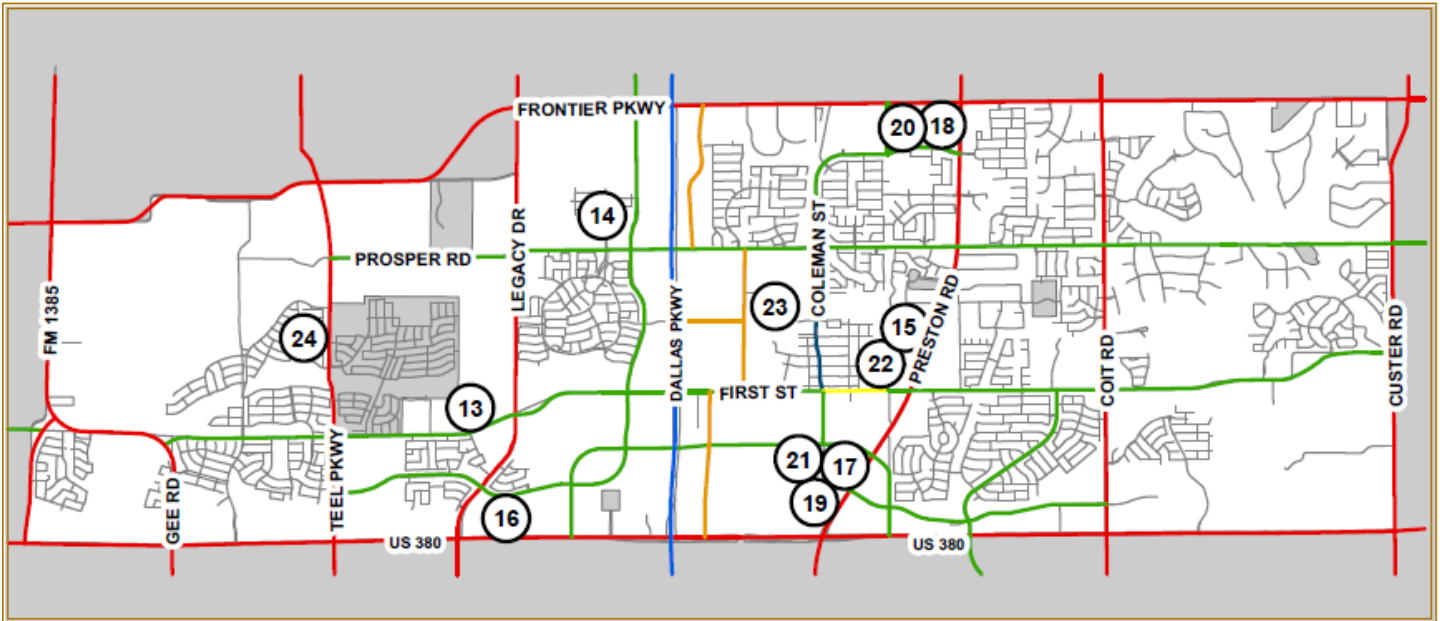
BUILDING INSPECTIONS

*Current Non-Residential Construction Activity—Total of 865,078 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	D19-0025	West End	491 West Fifth Street
4	D19-0083	The Office at Legacy	940 South Legacy Drive
5	D18-0104	Fast Lane Car Wash	5090 West University Drive
6	D19-0058	CareNow	4530 West University Drive
7	D18-0099	Whispering Gables Multi-tenant Buildings	1010, 1030, 1050, 1100, 1120 South Coit Road
8	D19-0110	Ebby Halliday	1390 North Preston Road
9	D19-0090	Neighborhood Credit Union	2201 East University Drive
10	D18-0102	Prosper Trails Office Center	2200 & 2250 East Prosper Trail
11	D20-0019	Lake Point Assisted Living Facility	209 South Church Street
12	D20-0048	Lifelong Office	511 East Broadway Street

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address
13	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road
14	D18-0043	Legacy Gardens Amenity Center	1800 Wynne Avenue
15	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road
16	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive
17	D19-0054	Gates of Prosper, Phase 2, Block A, Lots 1, 10, & 13	900-1110 South Preston Road
18	D17-0079	Victory at Frontier	1921 North Preston Road
19	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road
20	D18-0127	7-Eleven	2101 North Preston Road
21	D19-0065	Gates of Prosper, Phase 2, Block A, Lot 6	880 South Preston Road
22	D20-0015	Kelly Clark Law Offices	603 East Broadway Street
23	D20-0032	Prosper Business Park, Phase 2	711 & 731 Industry Way
24	D20-0034	PISD Elementary School #14	3830 Freeman Way

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. West End (Office/Warehouse)

491 West Fifth Street

Valuation – \$300,000

Square Footage – 7,297

Permit Issued – August 3, 2020



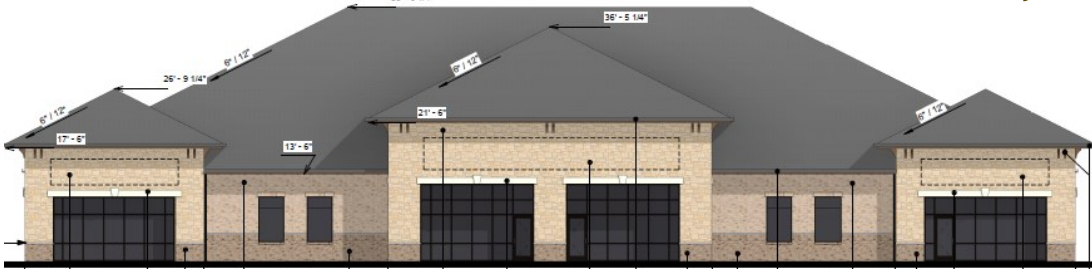
4. The Office at Legacy (Multi-tenant Building)

940 South Legacy Drive

Valuation – \$2,400,000

Square Footage – 15,000

Permit Issued – May 11, 2020



5. Fast Lane Car Wash

5090 West University Drive

Valuation – \$1,800,000

Square Footage – 4,588

Permit Issued – August 27, 2019



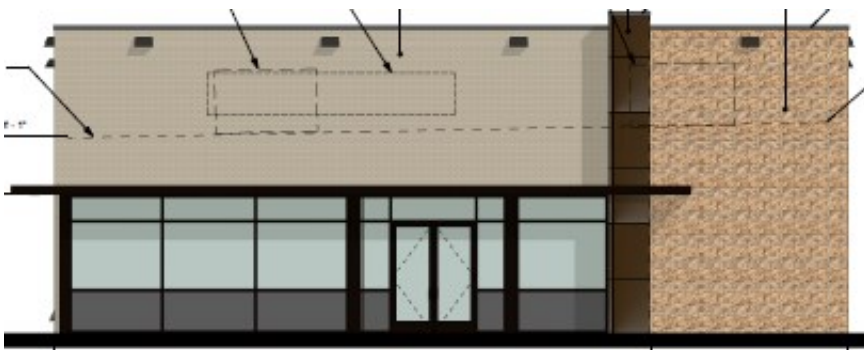
6. CareNow

4530 West University Drive

Valuation – \$1,350,000

Square Footage – 3,917

Permit Issued – November 12, 2019





7. 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

8. Ebby Halliday (Multi-tenant Building)

1390 North Preston Road

Valuation – \$900,000

Square Footage – 9,093

Permit Issued – May 26, 2020



9. Neighborhood Credit Union

2201 East University Drive

Valuation – \$1,710,092

Square Footage – 2,005

Permit Issued – March 25, 2020



10. 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



11. Lake Point Assisted Living Facility

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5469

Permit Issued – August 10, 2020



12. Lifelong Office Addition Residential House to Office Conversion

511 East Broadway Street

Valuation – \$46,000

Square Footage – 2,515

Permit Issued – August 5, 2020

13. CHC Office Fishtrap (Multi-tenant Buildings)

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020



14. Legacy Gardens Amenity Center

1800 Wynne Avenue

Valuation – \$1,500,000

Square Footage – 4,961

Permit Issued – March 19, 2019

15. Windmill Hill (Multi-tenant Buildings)

110, 120, 130, 140, 210 South Preston Road

Valuation – \$2,582,730

Square Footage – 29,212

Permit Issued – March 19, 2019





16. Chrysler, Dodge, Jeep & Ram

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



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

900-1110 South Preston Road

Valuation – \$13,193,118

Square Footage – 231,915

Permit Issued – October 17, 2019

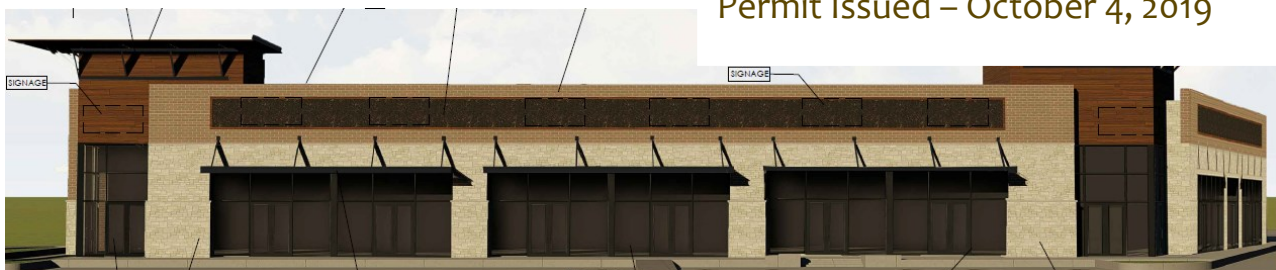
18. Victory at Frontier (Multi-tenant Building)

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



**19. Gates of Prosper, Phase 2,
Block B, Lot 1
(Multi-tenant Buildings)**

1140 & 1150 South Preston Road

Valuation – \$1,330,000

Square Footage – 15,758

Permit Issued – October 31, 2019



20. 7-Eleven

2101 North Preston Road

Valuation – \$4,970,000

Square Footage – 6,502

Permit Issued – January 10, 2020



**21. Gates of Prosper, Phase 2,
Block A, Lot 6
(Multi-tenant Building)**

2720 Richland Boulevard

Valuation – \$2,000,000

Square Footage – 10,926

Permit Issued – May 3, 2019





22. 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

23. Prosper Business Park, Phase 2 (Multi-tenant Buildings)

711 & 731 Industry Way

Valuation – \$5,000,000

Square Footage – 45,375

Permit Issued – July 16, 2020



24. PISD Elementary School #14

380 Freeman Way

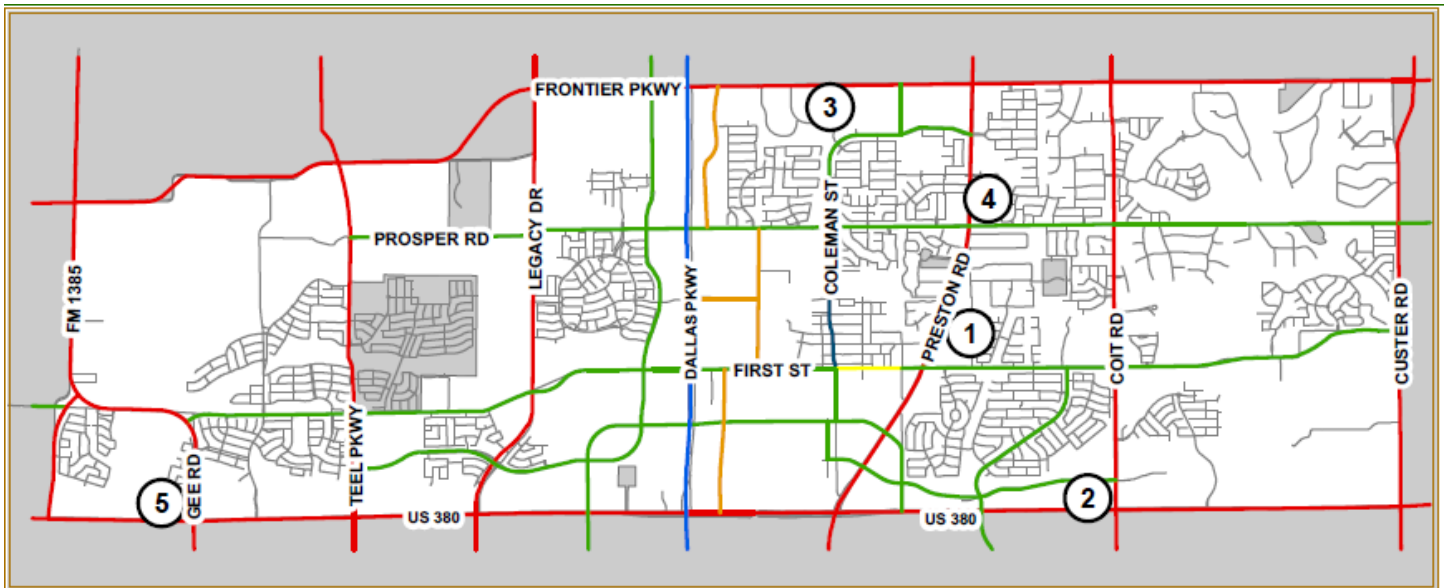
Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



August 2020 Certificates of Occupancy



	Business Name	Square Footage	Use	Address
1	SIPZ	136	Mobile Food Vendor	640 North Preston Road
2	The Cookie Rack	1,050	Retail	2111 East University Drive Suite 50
3	Excessive Carts	7,200	Manufacturing	133 Dylan Drive Suite D
4	**Wingstop	1,600	Restaurant	1350 North Preston Road Suite 20
5	Eyedeal Eyecare	1,689	Medical Office	4940 West University Drive Suite 70

**Indicates a change in ownership.

	August 2019	August 2020	YTD 2019	YTD 2020
Certificates of Occupancy	7	5	94	51

Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued August 2020	Permits Issued YTD
Falls at Prosper	Our Country Homes Harwood Homes Megatel Homes	3,850	5,033	2	26
Frontier Estates	Meritage Homes	4,229	5,184	1	25
Greenspoint	Dave R Williams Homes Eminence Designs	5,355	7,709	0	2
Hills at Legacy	Meritage Homes	3,371	4,034	13	44
Lakes at Legacy	Grand Texas Homes Shaddock Homes	3,624	4,252	5	36
Lakes of Prosper	Megatel Homes Beazer Homes	2,835	3,639	3	24
Lakewood	Britton Homes/Perry Homes Darling Homes Highland Homes Shaddock Homes	3,084	3,901	6	51
Legacy Garden	Risland Homes	3,831	4,817	0	9
Parks at Legacy	Trendmaker Homes Pacesetter Homes Ashton Woods Homes	3,035	3,859	8	41
Parkside	Highland Homes Drees Custom Homes American Legend Homes Huntington Homes	4,012	5,101	2	35
Preserve at Doe Creek	M/I Homes	2,476	3,034	0	16
Prosper Lake on Preston	Bloomfield Homes	4,216	5,323	4	20
Saddle Creek	JPA Development Hewitt Custom Homes	4,819	6,021	0	7

Single Family Permits YTD by Subdivision

	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued August 2020	Permits Issued YTD
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	3,742	4,344	17	139
Tanner's Mill	First Texas Homes Our Country Homes	4,184	5,406	0	9
Whitley Place	Westwind Building Corp Drees Custom Homes	4,612	6,383	0	2
Whispering Farms	Danes Custom Homes	7,989	12,580	0	2
Windsong Ranch	Highland Homes Mainvue Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes Huntington Homes	3,807	4,806	16	124
Totals		3,643	4,504	77	612
	Builders	Avg. HVAC Sq. Ft.	Avg. Gross Building Sq. Ft.	Permits Issued August 2020	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	1,596	2,027	5	26
Totals		1,596	2,027	5	26

Health Inspections, August 2020

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Sonic	Restaurant	100 North Preston Road	89	Pass
Rice Pot Express	Restaurant	1049 North Preston Road Suite 40	Follow-Up #1	N/A
Rice Pot Express	Restaurant	1049 North Preston Road Suite 40	Follow-Up #2	N/A
Rice Pot Express	Restaurant	1049 North Preston Road Suite 40	Follow-Up #3	N/A
Rice Pot Express	Restaurant	1049 North Preston Road Suite 40	Follow-Up #4	N/A
Primrose School of Windsong Ranch	Child Care Center	1050 Gee Road	92	Pass
Wisk A.M. Eatery	Restaurant	111 South Preston Road Suite 30	CO	Fail
Firehouse Subs	Restaurant	1141 South Preston Road Suite 20	Complaint	N/A
Firehouse Subs	Restaurant	1141 South Preston Road Suite 20	Follow-Up	N/A
Chills 360	Restaurant	1151 South Preston Road Suite 20	84	Pass
Peachwave Frozen Yogurt	Restaurant	1170 North Preston Road Suite 150	84	Pass
Peachwave Frozen Yogurt	Restaurant	1170 North Preston Road Suite 150	Follow-Up	N/A
Sugar Boy Donuts	Restaurant	120 North Preston Road Suite 10	Follow-Up #2	N/A
Ernesto's Mexican Restaurant	Restaurant	120 North Preston Road Suite 40	Follow-Up #2	N/A
SW Sushi	Restaurant	1250 North Preston Road	Follow-Up	N/A
Kids "R" Kids	Child Care Center	130 North Coit Road	100	Pass

Health Inspections, August 2020

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Papa John's	Restaurant	2111 East University Drive Suite 10	Follow-Up #3	N/A
The Cookie Rack	Restaurant	2111 East University Drive Suite 50	CO	Fail
The Cookie Rack	Restaurant	2111 East University Drive Suite 50	CO	Pass
Whispering Farms Montessori	Child Care Center	2460 East Prosper Trail	93	Pass
7-Eleven	Convenience Store	390 South Preston Road	90	Pass
7-Eleven	Convenience Store	390 South Preston Road	Follow-Up	N/A
Starbucks Coffee	Restaurant	4261 East University Drive Suite 10	88	Pass
Popeye's	Restaurant	4235 East University Drive	Complaint	N/A
Dickey's BBQ	Restaurant	4325 East University Drive Suite 40	72	Pass
Dickey's BBQ	Restaurant	4325 East University Drive Suite 40	Follow-Up #1	N/A
Dickey's BBQ	Restaurant	4325 East University Drive Suite 40	Follow-Up #2	N/A
Fuzzy's Taco Shop	Restaurant	4740 West University Drive Suite 20	Follow-Up #2	N/A
Papa John's	Restaurant	4740 West University Drive Suite 130	Follow-Up #1	N/A
Papa John's	Restaurant	4740 West University Drive Suite 130	Follow-Up #2	N/A
MOD Pizza	Restaurant	4780 West University Drive Suite 10	Follow-Up #2	N/A
Race Trac	Convenience Store	4780 West University Drive	Follow-Up	N/A
Race Trac	Convenience Store	4780 West University Drive	Follow-Up #2	N/A
Panera Bread	Restaurant	581 Richland Boulevard	86	N/A
Panera Bread	Restaurant	581 Richland Boulevard	Follow-Up	N/A

Health Inspections, August 2020

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Wingstop	Restaurant	1350 North Preston Road Suite 20	CO	Pass
Roma's Italian Restaurant	Restaurant	1361 East University Drive Suite 70	73	Pass
Roma's Italian Restaurant	Restaurant	1361 East University Drive Suite 70	Follow-Up #1	N/A
Roma's Italian Restaurant	Restaurant	1361 East University Drive Suite 70	Follow-Up #2	N/A
The Gin	Restaurant	206 West Broadway Street	80	Pass
The Gin	Restaurant	206 West Broadway Street	Follow-Up	N/A
Mesa's Mexican Grill	Restaurant	2111 East University Drive Suite 10	Follow-Up #3	N/A
SIPZ	MFE	640 North Preston Road	N/A	Pass
ZUZU's Sweet Creamery	MFE	N/A	N/A	Pass
Dats A Nice Italian Ice	MEF	4000 Pepper Grass Lane	N/A	Pass
Whitley Place	Pool	521 Gentry Drive	Follow-Up	N/A

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 and are not scored. Complaints received are investigated. There is not a score if a routine inspection was not 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 assessed for a Notice of Violation.