



# Development Services Monthly Report Development Activity January 2023

## Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

## Development at a Glance for the month of December 2023

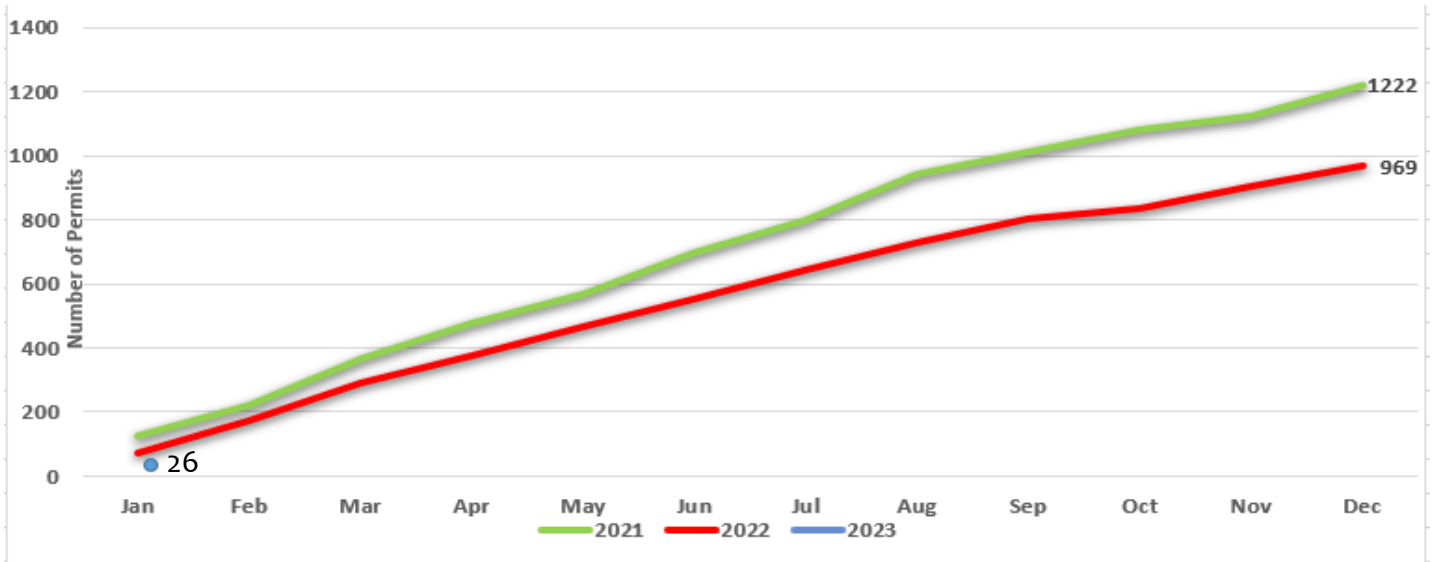
Single Family & Townhome Permits Issued – 26

Single Family & Townhome Permits Finialed – 74

Single Family & Commercial Inspections – 3,154

Certificates of Occupancy Issued – 7

## Single Family Residential Permits Issued (Year-to-Date)

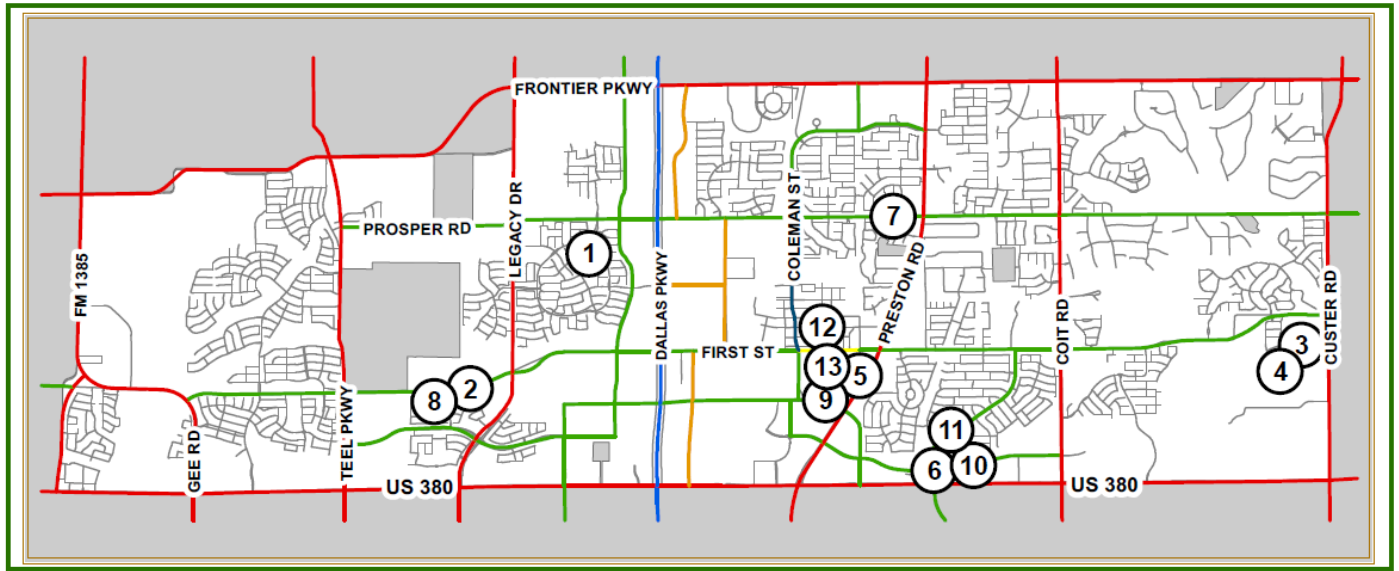


## Single Family Residential Permits Issued by Quarter

	January	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	125	369	241	255	391	1,222
2022	70	289	266	249	165	969
2023	26	—	—	—	—	26

# PLANNING

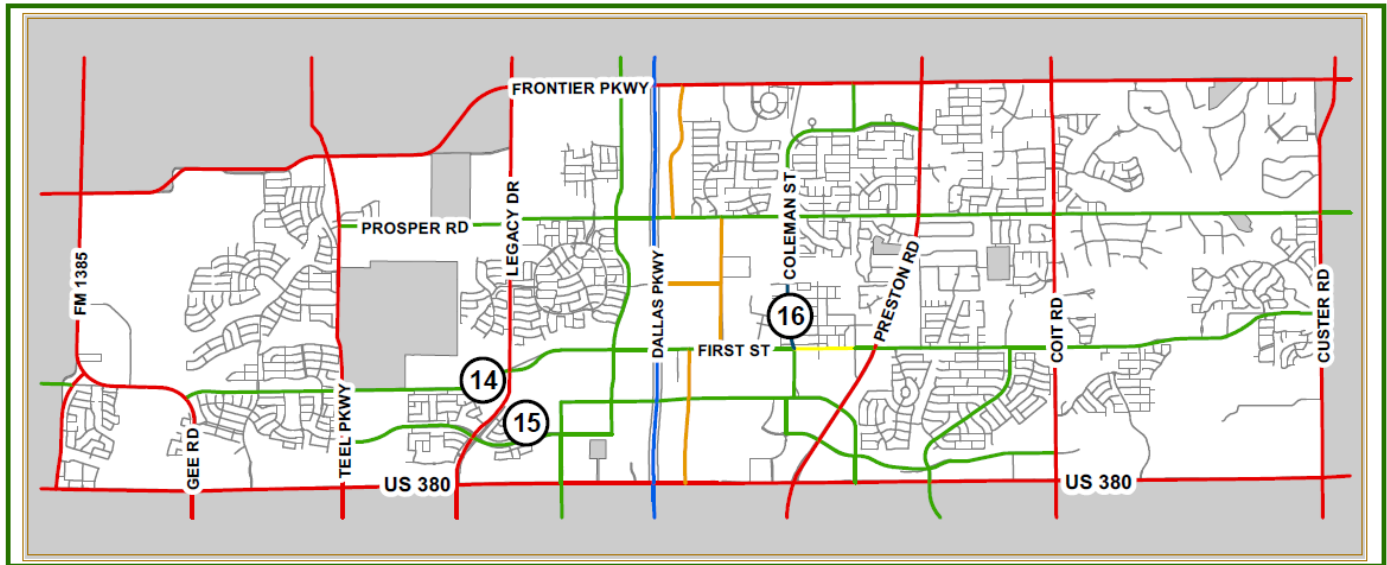
## January 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0003	Star Trail Phase 1A	An Amended Plat of Lots 7 & 8, Block F, Star Trail Phase 1A, on .5± acres
2	DEVAPP-23-0004	Little Wonders Montessori	A Site Plan for Child Care Center, Licensed, on Lot 1R1, Block A, L. Netherly Survey, Abstract 962, on 2.3± acres.
3	DEVAPP-23-0005	Ladera Prosper Phase 2	A Replat of Lot 1, Block A, J. Horn Survey, Abstract 411, on 43.9± acres.
4	DEVAPP-23-0006	Ladera Prosper Phase 2	A Site Plan for Multi-Family use on Lot 1, Block A, J. Horn Survey, Abstract 411, on 11.7± acres.
5	DEVAPP-23-0007	Dutch Bros Coffee	A Site Plan for Restaurant, Drive-Through use, on Lot 4, Block E, Bradley Survey, Abstract 86, on 1.2± acres.
6	DEVAPP-23-0008	Club Car Wash	A Site Plan for Car Wash use, on Lot X, Block A, Hunter Gateway Center, on 2.0± acres.
7	DEVAPP-23-0009	Preston 48 Addition	A Replat of Lot 3R, Block A, Preston 48 Addition, on 2.4± acres.
8	DEVAPP-23-0010	Little Wonders Montessori	A Façade Plan for Child Care Center, Licensed, on Lot 1R1, Block A, L. Netherly Survey, Abstract 962, on 2.3± acres.
9	DEVAPP-23-0011	Dutch Bros Coffee	A Façade Plan for Restaurant, Drive-Through use, on Lot 4, Block E, Bradley Survey, Abstract 86, on 1.2± acres.
10	DEVAPP-23-0012	Club Car Wash	A Replat for Car Wash use, on Lot X, Block A, Hunter Gateway Center, on 2.0± acres.
11	DEVAPP-23-0013	Club Car Wash	A Façade Plan for Car Wash use, on Lot X, Block A, Hunter Gateway Center, on 2.0± acres.
12	DEVAPP-23-0014	Bryants Addition	A Replat of Lot 10R, Block 10, Bryants Addition, on .2± acres.
13	DEVAPP-23-0015	Dutch Bros Coffee	A Final Plat for Restaurant, Drive-Through use, on Lot 4, Block E, Bradley Survey, Abstract 86, on 1.2± acres.

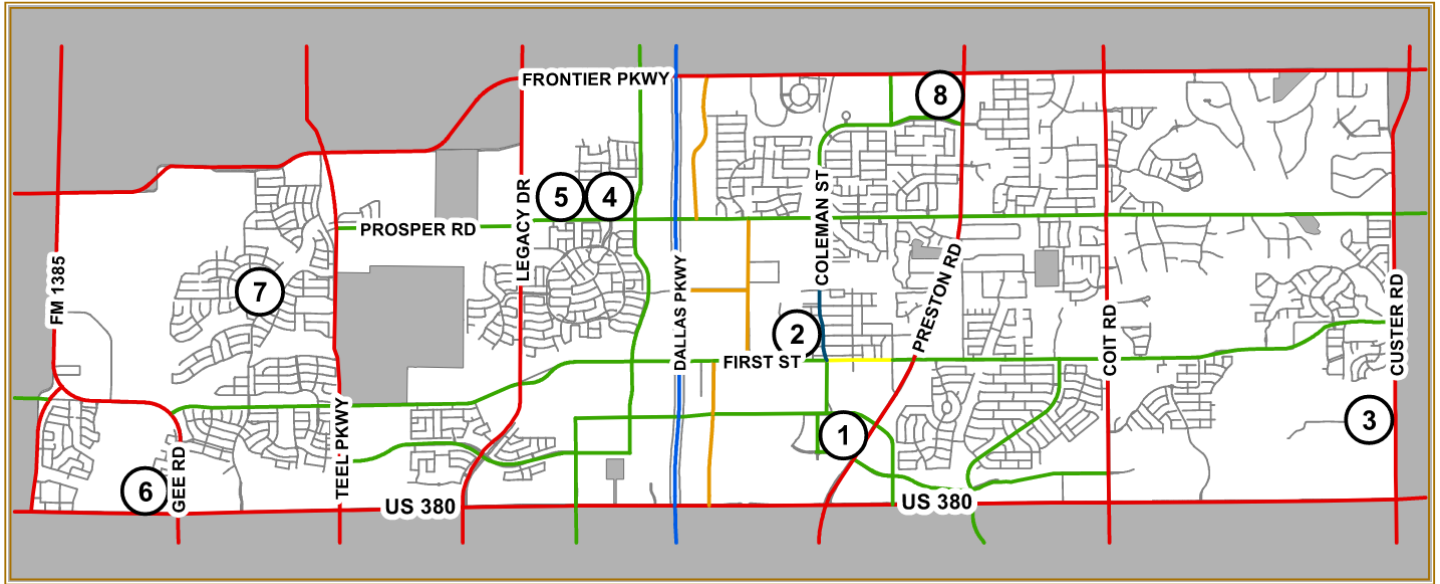
# PLANNING

## January 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description		
14	DEVAPP-23-0016	Little Wonders Montessori	A Final Plat for Lot 1R1, Block A, L. Netherly Survey, Abstract 962, on 2.3± acres.		
15	DEVAPP-23-0018	Hills at Legacy Phase 1	A Replat of Lot 10X, Block B, Hills at Legacy Phase 1, on 1.0± acres.		
16	ZONE-23-0001	106 N. Main Street	A Rezoning for 106 North Main Street, from Single Family-15 (SF-15) to Downtown Retail (DTR), on Lots 3-5, Block 2, Bryants Addition, on 0.3± acres.		
		January 2022	January 2023	YTD 2022	YTD 2023
Submittals		17	16	17	16

## Shovel Ready—Non-Residential Project Status

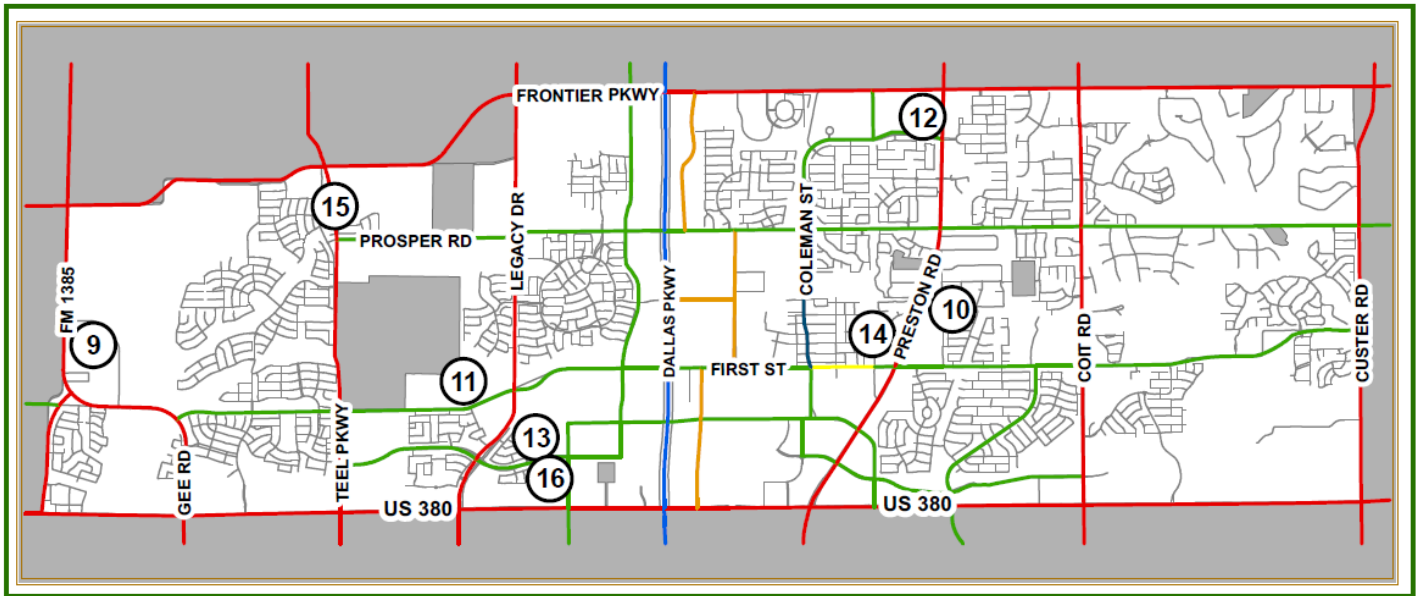


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Longhorn Steakhouse	840 South Preston Road	Sit-Down Restaurant	No building permit application Site Plan expires March 9, 2023	5,660	D19-0117
2	Broadway Retail	360 West Broadway Street	Retail/ Restaurant	Building permit under review Site Plan expires March 21, 2023	11,843	D21-0059
3	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires January 6, 2023	7,978	D21-0056
4	CHC Prosper Trail	1840-1870 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	19,820	D22-0025
5	Prosper Tollway Office Park	1610-1660 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	28,500	D21-0124
6	Westfork Crossing, Lot 7	4890 West University Drive	Retail/ Restaurant	Building permit under review Site Plan expires December 7, 2023	16,956	D22-0041
7	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	Amenity Center	No building permit application Site Plan expires January 19, 2023	4,893	D20-0106
8	Victory at Frontier Lot 5	SWS Frontier Parkway & Preston Road	Restaurant with Drive-Through & Retail	No building permit application Site Plan expires May 15, 2024	6,124	D22-0083

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.

Note 2: Projects with approved building permits may have engineering plans under review.

## Shovel Ready—Non-Residential Project Status

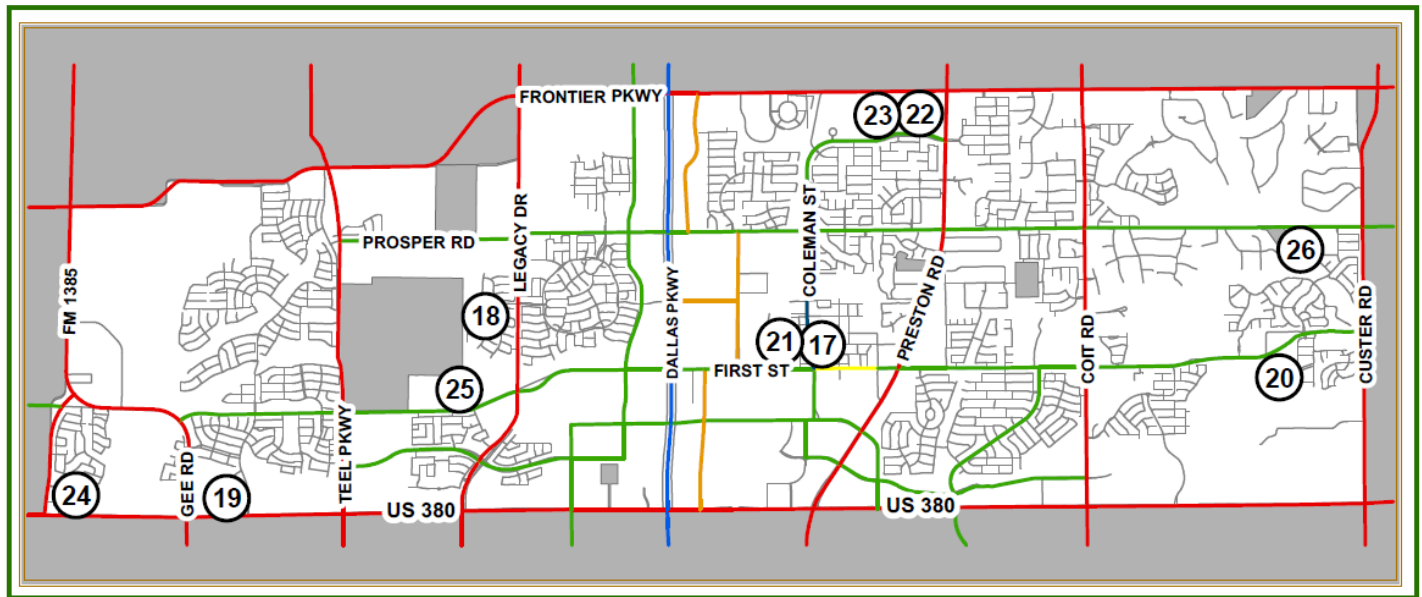


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	Grace Chapel	300 Denton Way	House of Worship	Building permit under review Site Plan expires January 20, 2024	16,934	D21-0111
10	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires May 4, 2023	9,040	D19-0124
11	CHC Medical Office Bld B	2760 West First Street	Multi-Tenant Building	Building permit under review Site Plan expires January 20, 2024	9,255	D22-0052
12	Victory at Frontier, Lot 5	2051 North Preston Road	Restaurant with Drive-Through	No building permit application Site Plan expires June 18, 2023	4,845	D21-0129
13	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
14	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,012	D22-0007
15	Eagle Crossing, Phase 2	841 & 871 North Coleman Street	Office/ Warehouse	No building permit application Site Plan expires September 1, 2023	72,700	D21-0091
16	Holiday Inn	1100 Mahard Parkway	Hotel	Building permit under review Site Plan expires January 5, 2024	64,098	D22-0031

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.

Note 2: Projects with approved building permits may have engineering plans under review.

## Shovel Ready—Non-Residential Project Status

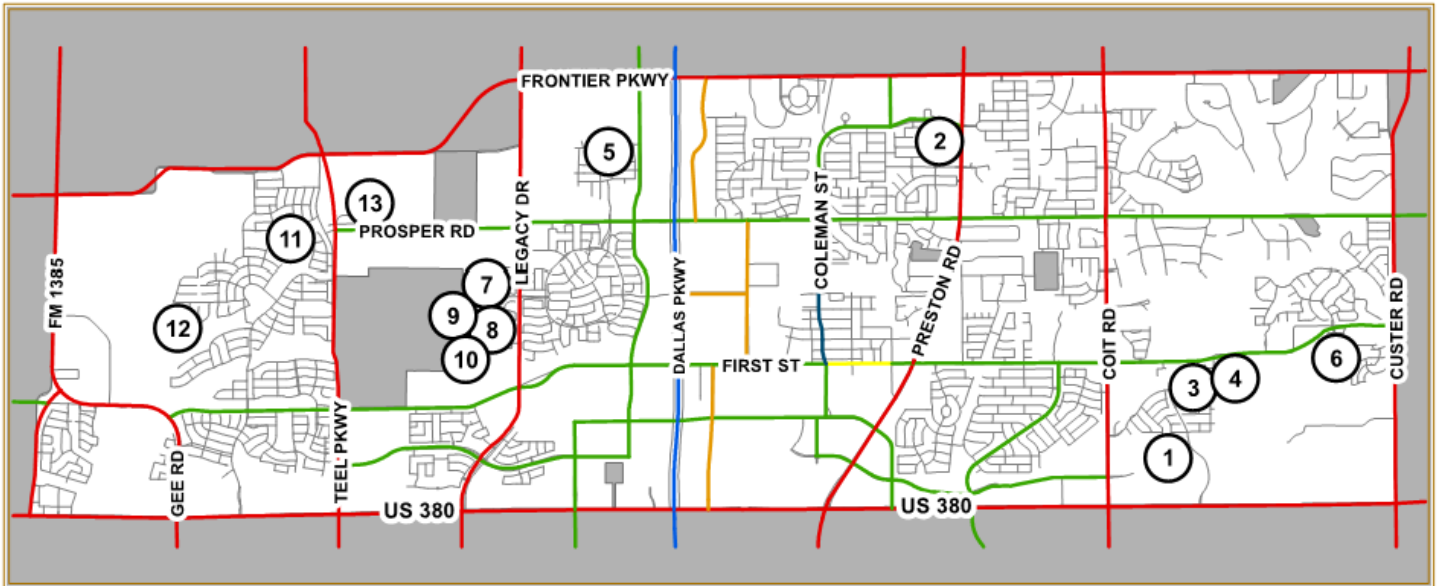


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Prosper Counseling	102 East Third Street	Office	Building permit under review Site Plan expires January 5, 2024	2,490	D22-0057
18	Star Trails West Amenity Center	500 Cool River Trail	Amenity Center	No building permit application Site Plan expires March 6, 2024	1,956	D22-0075
19	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
20	Lighthouse Church	3850 E First Street	House of Worship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079
21	Broadway Retail Phase 2	350, 370, 380 & 390 W Broadway Street	Retail/Restaurant	No building permit application Site Plan expires June 6, 2024	22,888	D22-0069
22	Victory at Frontier Lot 7 Block A	201 W Frontier Parkway	Retail/Restaurant	No building permit application Site Plan expires June 6, 2024	12,300	D22-0093
23	Legacy Intuitive Health	211 W. Frontier Parkway	Medical Office	No building permit application Site Plan expires June 6, 2024	11,230	D22-0096
24	Residence Inn	NES of University Drive & FM 1385	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
25	Rock Creek Church	NES of First Street & Teel Parkway	House of Worship	Building permit under review Site Plan expires June 6, 2024	24,600	D22-0100
26	Prosper Fire Station #4	NWS of Prosper Trail & Custer Road	Municipal Use	No building permit application Site Plan expires March 6, 2024	12,212	D22-0101
Total Building Square Footage Under Construction					529,673	

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.  
 Note 2: Projects with approved building permits may have engineering plans under review.



## Under Construction & Shovel Ready—Residential Project Status

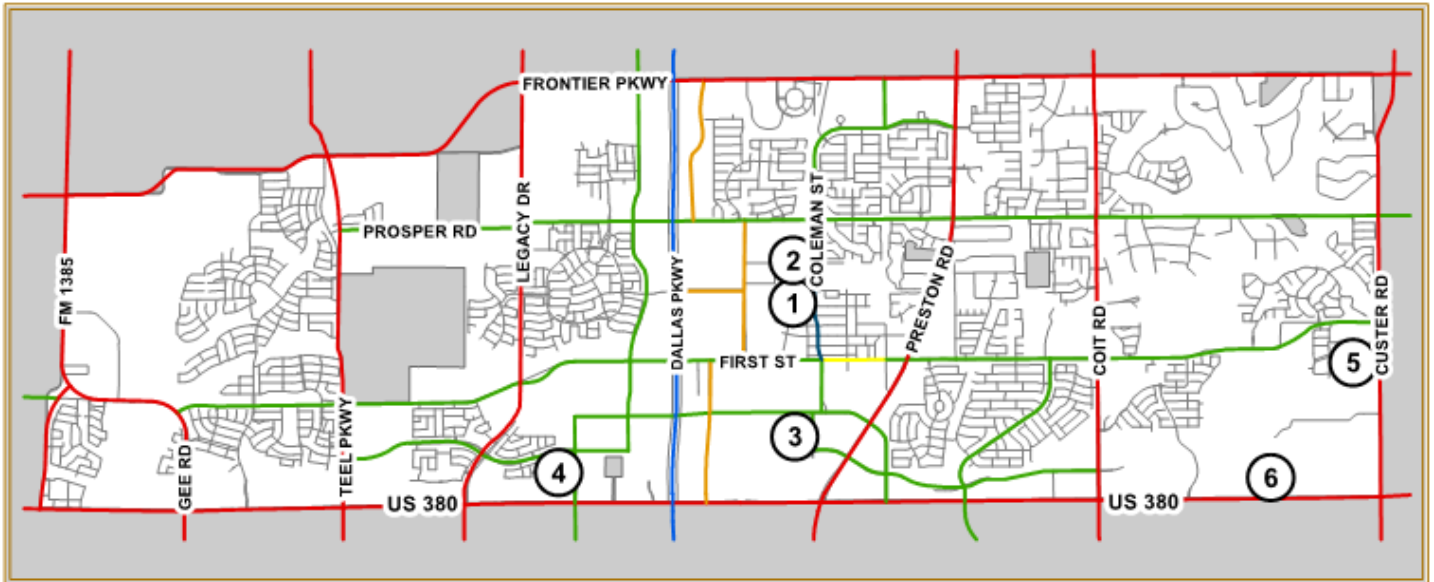


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	Shovel Ready	98	D21-0006
4	Lakewood, Phase 6	SEQ First Street / Coit Road	13.8±	Shovel Ready	41	D21-0022
5	Legacy Gardens, Phase 2	NWQ Prosper Trail/Dallas Parkway	45.6±	Shovel Ready	106	D22-0027
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Shovel Ready	96	D20-0055
7	Star Trail, Phase 10	SWQ Prosper Road / Legacy Drive	41.5±	Shovel Ready	80	D21-0060
8	Star Trail, Phase 11	SWQ Legacy Drive / Prosper Trail	36.2±	Shovel Ready	122	D21-0069
9	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120
10	Star Trail, Phase 13	NWQ Legacy Drive./ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
11	Windsong Ranch, Phase 6E	SWQ Teel Parkway / Parvin Road	29.2±	Shovel Ready	73	D22-0019
12	Windsong Ranch, Phase 7G	NWQ Windsong Road / Fishtrap Road	145.4±	Shovel Ready	54	D22-0055
13	Windsong Ranch, Phase 9	NEQ Prosper Trail / Teel Parkway	49.5±	Shovel Ready	92	D21-0037
Total Number of Lots Under Construction / Shovel Ready					1,212	

Note 1: Shovel ready residential projects are those which have approved final plat applications by the Planning & Zoning Commission.

Note 2: Residential projects under construction are those in which public infrastructure (i.e. roads and water lines) are in the process of being constructed. Following completion of the infrastructure house permits may be issued and home construction may commence.

## Under Construction & Shovel Ready—Multifamily Projects



	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 1	961 Gateway Drive	16.9±	Building permit has been issued	344	D21-0070
4	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued 10-20-22	188	D21-0081
5	Ladera, Phase 1 (Age Restricted)	4320 Valencia Drive	32.6±	Building permit Amenity Center has been issued 10-25-22	73	D21-0113
6	Brookhollow	4001 East University Drive	25.2±	Building permits issues 11-30-22	300	D210103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

### Gates of Prosper Multifamily



### LIV Multifamily



### LIV Townhomes

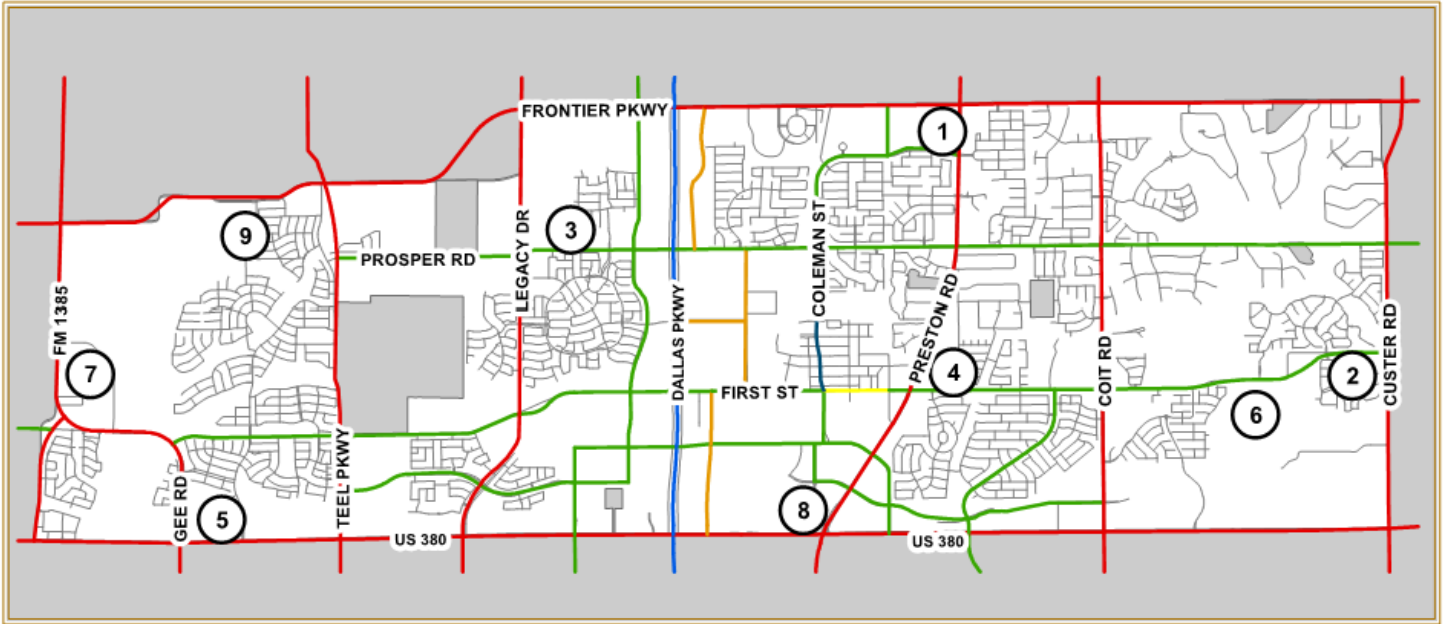


Note 1: Shovel ready residential projects are those which have approved final plat applications by the Planning & Zoning Commission.



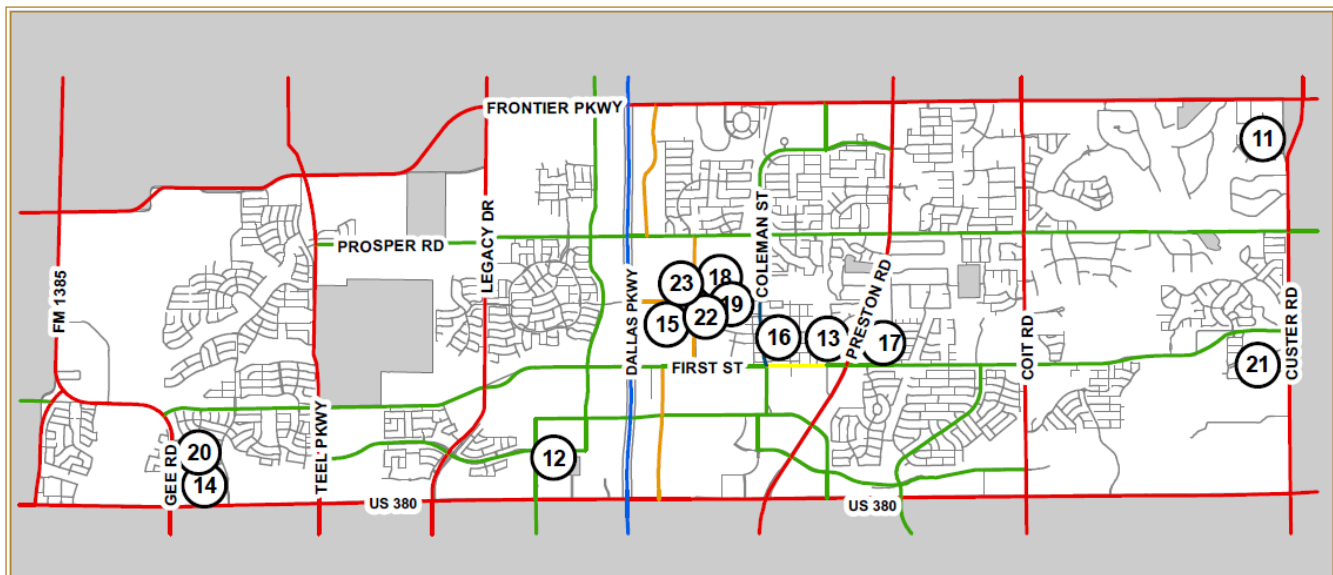
# BUILDING INSPECTIONS

*Current Non-Residential Construction Activity—Total of 1,486,712 Square Feet*



	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0002	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	19,000	\$800,000
2	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
3	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
4	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
5	D21-0122	Windsong Ranch Multi-tenant Building	4580 West University Drive	26,338	\$3,319,075
6	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927
7	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000
8	D21-0078	Gates of Prosper, Phase 3	401 Gates Parkway	136,075	\$618,999
9	D21-0079	Windsong Ranch Maintenance Facility	1251 & 1221 Good Hope Road	8,000	\$1,045,964
10	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
11	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
12	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
13	D21-0011	Windmill Hill	150, 170, 230, 240 250, 260 & 270 South Preston Road	87,960	\$918,781
14	D21-0098	Salad and Go	4620 West University Drive	730	\$142,075
15	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,000
16	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
17	D21-0134	Andy's Frozen Custard	1151 East First Street	2,562	\$250,059
18	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
19	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712
20	D21-0128	SWIG	4570 West University Drive	665	\$108,828
21	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475
22	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
23	D22-0016	Prosper Business Park	481 Industry Way	20543	\$1,001,316



### **1. Victory at Frontier (Multi-tenant Building)**

2001 North Preston Road

Valuation – \$800,000

Square Footage – 19,000

Permit Issued – June 11, 2021



### **2. Founders Academy of Prosper (High School)**

4260 East First Street

Valuation – \$5,249,056

Square Footage – 48,731

Permit Issued – April 26, 2022



### **3. Hope Fellowship Church Prosper**

2000 West Prosper Trail

Valuation – \$9,383,029

Square Footage – 35,750

Permit Issued – July 25, 2022



#### **4. SHB Prosper**

291 South Preston Road

Valuation – \$803,854

Square Footage – 57,024

Permit Issued – June 24, 2022



#### **5. Windsong Ranch Multi-tenant Building**

4580 West University Drive

Valuation – \$3,319,075

Square Footage – 26,338

Permit Issued – August 17, 2022



#### **6. Prosper ISD High School No. 3**

3500 East First Street

Valuation – \$129,385,927

Square Footage – 621,434

Permit Issued – August 19, 2021





### **7. Denton ISD Middle School No.9**

200 Denton Way

Valuation – \$62,500,000

Square Footage – 178,917

Permit Issued – June 16, 2021



### **8. Gates of Prosper Phase 3**

401 Gates Parkway

Valuation – \$16,151,204

Square Footage – 136,075

Permit Issued – August 18, 2022



### **9. Windsong Ranch Maintenance Facility**

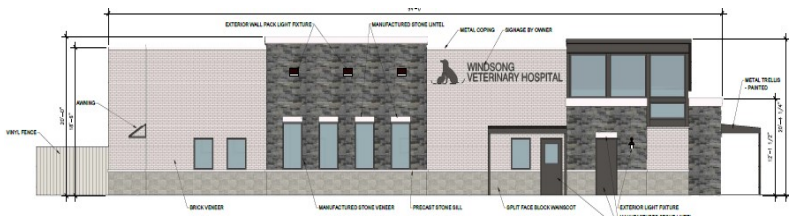
1251 & 1221 Good Hope Road

Valuation – \$1,045,964

Square Footage – 8,000

Permit Issued – July 6, 2022





## 10. Windsong Veterinary Hospital

1300 North Teel Parkway

Valuation – \$864,882

Square Footage – 4040

Permit Issued –



## 11. Rhea's Mill Baptist Church

5733 North Custer Road

Valuation – \$2,000,000

Square Footage – 29,268

Permit Issued – September 14, 2021

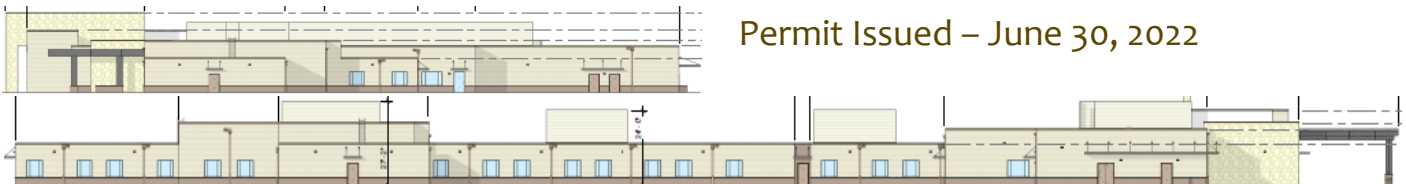
## 12. Encompass Health

1231 Mahard Parkway

Valuation – \$19,373,251

Square Footage – 49,694

Permit Issued – June 30, 2022





### **13. Windmill Hill**

150,170,230,240,250,260 & 270

South Preston Road

Valuation – \$918,781

Square Footage – 87,960

Permit Issued – October 27, 2021



### **14. Salad and Go**

4620 West University Drive

Valuation – \$142,075

Square Footage – 730

Permit Issued – February 16, 2022



### **15. Prosper Central Fire Station**

911 Safety Way

Valuation – \$14,500,00

Square Footage – 30,358

Permit Issued – February 23, 2022



### **16. Prosper Wine House**

209 West Broadway Street

Valuation – \$1,469,791

Square Footage – 12,052

Permit Issued – June 17, 2022



### **17. Andy's Frozen Custard**

1151 East First Street

Valuation – \$250,059

Square Footage – 2,562

Permit Issued – August 29, 2022



### **18. Prosper Business Park, Phase 5**

650 Corporate Street

Valuation – \$12,842,738

Square Footage – 74,817

Permit Issued – September 08, 2022



## 19. Prosper Business Park, Phase 4

780 Corporate Street

Valuation – \$4,310,712

Square Footage – 25,170

Permit Issued – September 08, 2022



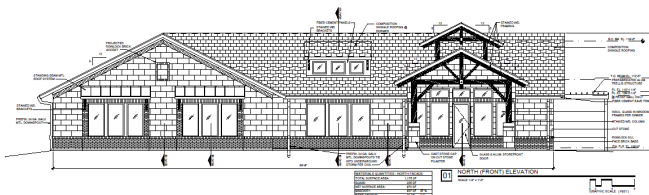
## 20. SWIG

4570 West University Drive

Valuation – \$108,828

Square Footage – 665

Permit Issued – September 08, 2022



## 21. Ladera Amenity Center

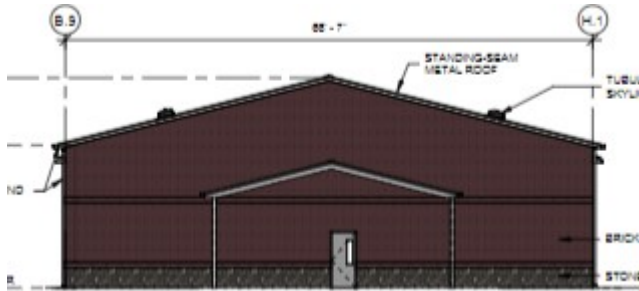
4320 Valencia Drive

Valuation – \$757,475

Square Footage – 4,703

Permit Issued – September 25, 2022





### 23. Atmos Energy

4570 West University Drive

Valuation – \$108,828

Square Footage – 665

Permit Issued – December 08, 2022

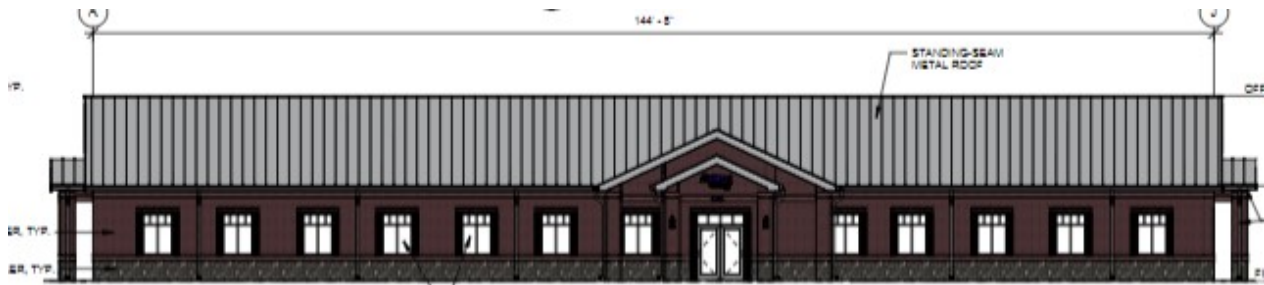
### 22. Prosper Business Park

481 Industry Way

Valuation – \$1,001,316

Square Footage – 20543

Permit Issued – December 08, 2022





## Single Family Permits YTD by Subdivision

	Builders	Permits Issued January 2023	Permits Issued YTD
Bryants Addition	MLD Custom Homes	1	1
Cambridge	First Texas	3	3
Frontier Estates	Meritage Homes	1	1
Greens at Legacy	Britton/Perry Homes	7	7
Lakes of LaCima	NIMA Homes	1	1
Lakes at Legacy	Shaddock Homes	1	1
Lakewood	Shaddock Homes	1	1
Star Trail	Britton Homes/Perry Homes	1	1
Windsong Ranch	Southgate Homes Drees Custom Homes      Shaddock Homes Normandy Homes	4	4
Totals	<b>HOUSES</b>	<b>20</b>	<b>20</b>

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued January 2023	Permits Issued YTD
Windsong Ranch	Grenadier Homes	6	6
Totals	TOWNHOMES	6	6

# HEALTH & CODE COMPLIANCE

## *Health & Code Compliance Inspections, January 2023*

	January 2022	YTD 2022	January 2023	YTD 2023
Code Compliance Inspections	91	91	97	97
Citations Issued	4	4	1	1
Health Inspections	19	19	19	19

## *Health Inspection Results, January 2023*

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Boardwalk Shrimp	Hot Truck	N/A	N/A	Pass
Alma's Sweet Treats	Hot Truck	N/A	N/A	Pass
Trini Bake N Shark & Tings	Hot Truck	N/A	N/A	Pass
Andy's Frozen Custard	Restaurant	1151 E. First Street	Preliminary CO	Failed
Andy's Frozen Custard	Restaurant	1151 E. First Street	Final CO	Pass
Cousin's Maine Lobster	Hot Truck	N/A	N/A	Pass
Frios Gourmet Pops	Cold Truck	N/A	N/A	Pass
Kona Ice	Cold Truck	N/A	N/A	Pass
Kona Ice	Cold Truck	N/A	N/A	Pass
Kona Ice	Cold Truck	N/A	N/A	Pass
United Caterers, Inc	Hot Truck	N/A	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
United Caterers, Inc	Hot Truck	N/A	N/A	Pass
United Caterers, Inc	Hot Truck	N/A	N/A	Pass
United Caterers, Inc	Hot Truck	N/A	N/A	Pass
Chefyummi Dishes LLC	Hot Truck	N/A	N/A	Pass
Subway	Restaurant	1099 N. Preston Rd.	Complaint	Pass
Subway	Restaurant	1099 N. Preston Rd.	99	Pass
Salad and Go	Restaurant	4620 W. University Dr.	Preliminary CO	Fail
Salad and Go	Restaurant	4620 W. University Dr.	CO Final Inspection	Pass

*Note: Routine inspections will be recorded as a score from 0 to 100, with 100 being the highest score. Non-compliance deductions are in 3 point, 2 point or 1 point deductions. These point values are set by the Department of State Health Services. A score is not assessed for a Certificate of Occupancy inspection (CO), since only the equipment is being inspected. Temporary Food Vendors and Mobile Food Establishments are not scored, but rather pass or fail. Pools are not scored, but rather pass or fail.*