

# Development Services

## Monthly Report

### Development Activity

#### March 2023

#### Development Services

##### Planning

##### Building Inspections

##### Health & Code Compliance

##### Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of March 2023

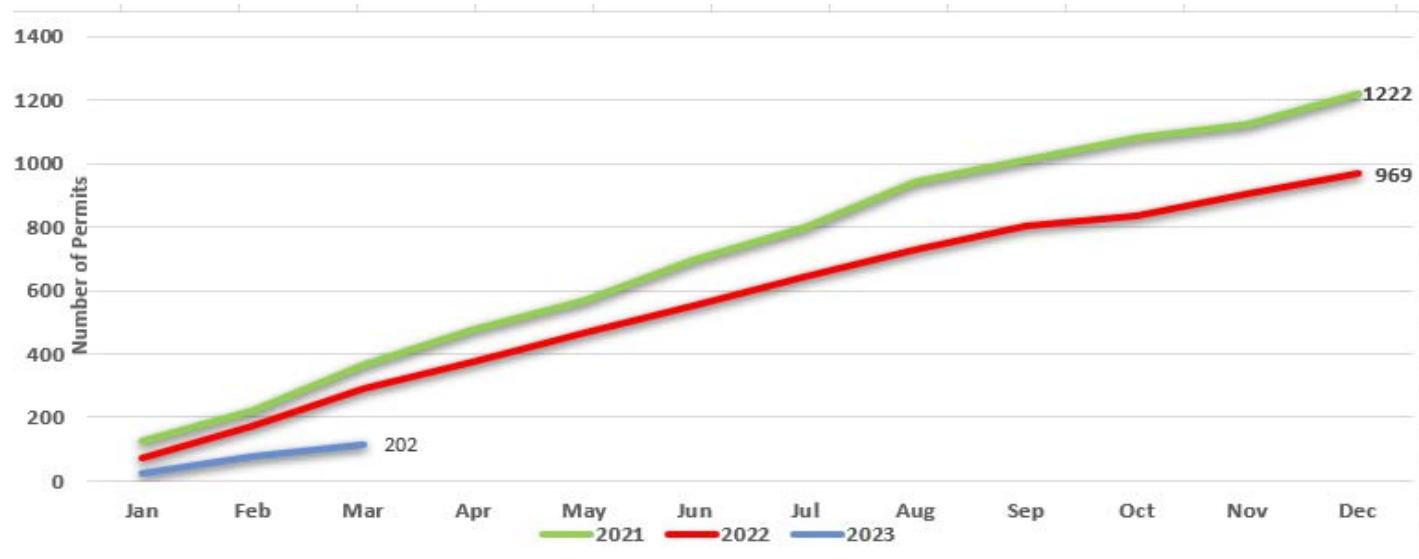
Single Family & Townhome Permits Issued – 114

Single Family & Townhome Permits Finalized – 128

Single Family & Commercial Inspections – 3,701

Certificates of Occupancy Issued – 7

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

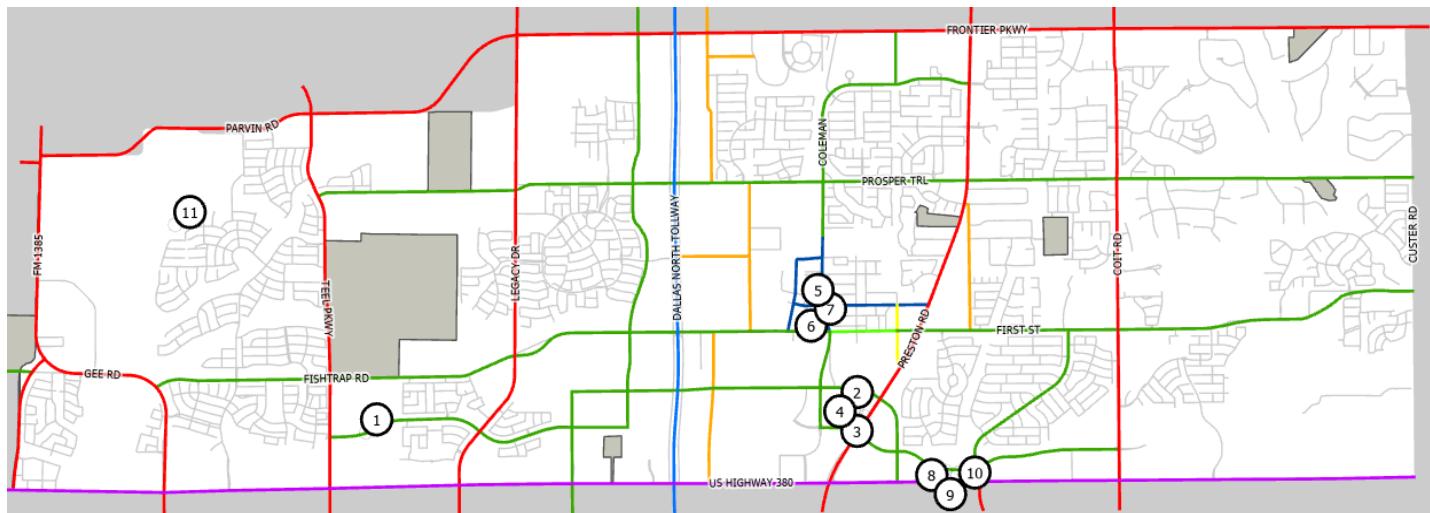


#### Single Family Residential Permits Issued by Quarter

	March	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	147	369	241	255	391	1,222
2022	115	289	266	249	165	969
2023	114	202	—	—	—	202

# PLANNING

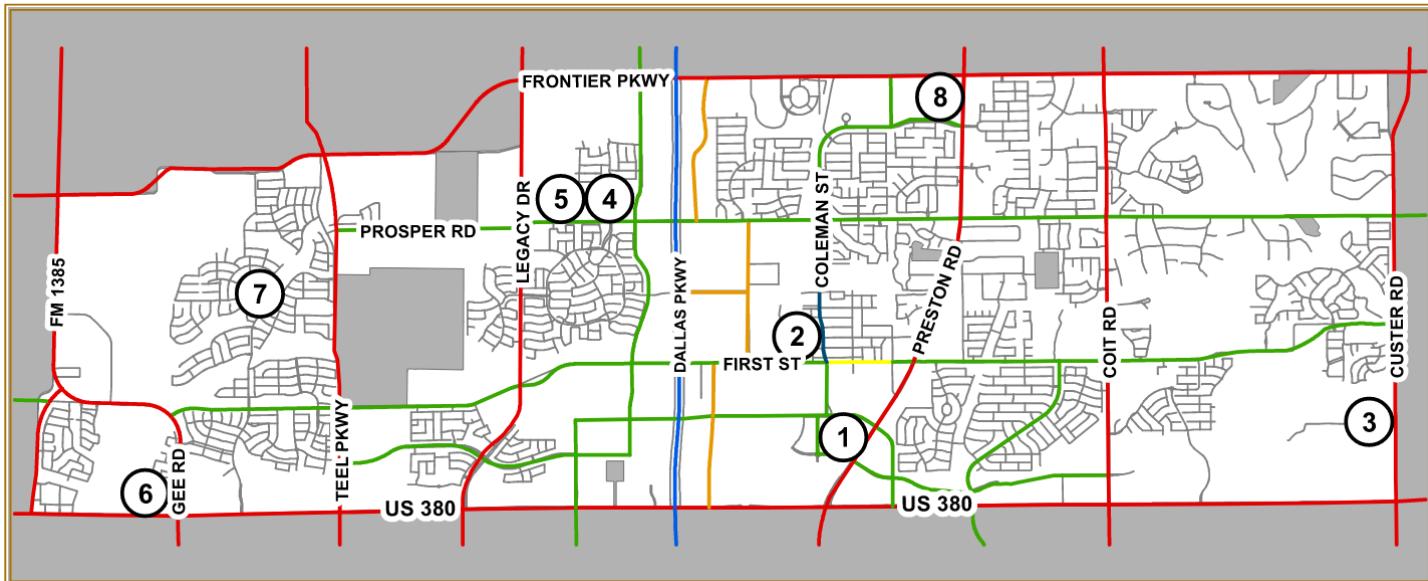
## March 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0040	PISD HS #4	A Conveyance Plat on Lot 1, Block A and Lot 1, Block B at Prosper High School No.4 Addition, on 152± acres, located south of Fishtrap Road and east of Teel Parkway.
2	DEVAPP-23-0042	Bank	A Site Plan for Bank Use on Lot 5R, Block A, Gates of Prosper Phase 2, on 1.4± acres, located south of Lovers Lane and west of Preston Road.
3	DEVAPP-23-0043	Bank	A Replat for Lot 5R, Block A, Gates of Prosper Phase 2, on 1.4± acres, located south of Lovers Lane and west of Preston Road.
4	DEVAPP-23-0044	Bank	A Façade Plan for Bank Use on Lot 5R, Block A, Gates of Prosper Phase 2, on 1.4± acres, located south of Lovers Lane and west of Preston Road.
5	DEVAPP-23-0055	205 W Broadway	A Site Plan for Restaurant use on Lot 1A Prosper-Broadway Addition on 0.2± acres, located south of Broadway and west of Main Street.
6	DEVAPP-23-0056	205 W Broadway	A Facade Plan for a restaurant use on Lot 1A Prosper-Broadway Addition on 0.2± acres, located south of Broadway and west of Main Street.
7	DEVAPP-23-0057	205 W Broadway	An Amended Plat for Lot 1A Prosper-Broadway Addition on 0.2± acres, located south of Broadway and west of Main Street.
8	DEVAPP-23-0058	Richland Parkway Retail	A Replat/Final Plat of Lots 3 & 4, Block A La Cima Crossing on 3.7± acres, located north of US Highway 380 and west of La Cima Boulevard.
9	DEVAPP-23-0059	Richland Parkway Retail	A Replat/Final Plat of Lots 3 & 4, Block A La Cima Crossing on 3.7± acres, located north of US Highway 380 and west of La Cima Boulevard.
10	DEVAPP-23-0060	Richland Parkway Retail	A Facade plan for Retail Stores and Shops on Lot 4, Block A La Cima Crossing on 1.5± acres, located north of US Highway 380 and west of La Cima Boulevard.
11	ZONE-23-0006	Windsong Ranch 7F & 7G	A Planned Development Amendment to PD-40 for Windsong Ranch Phases 7F and 7G, on 166± acres, located north of First Street and west of Windsong

	March 2022	March 2023	YTD 2022	YTD 2023
Submittals	19	11	44	41

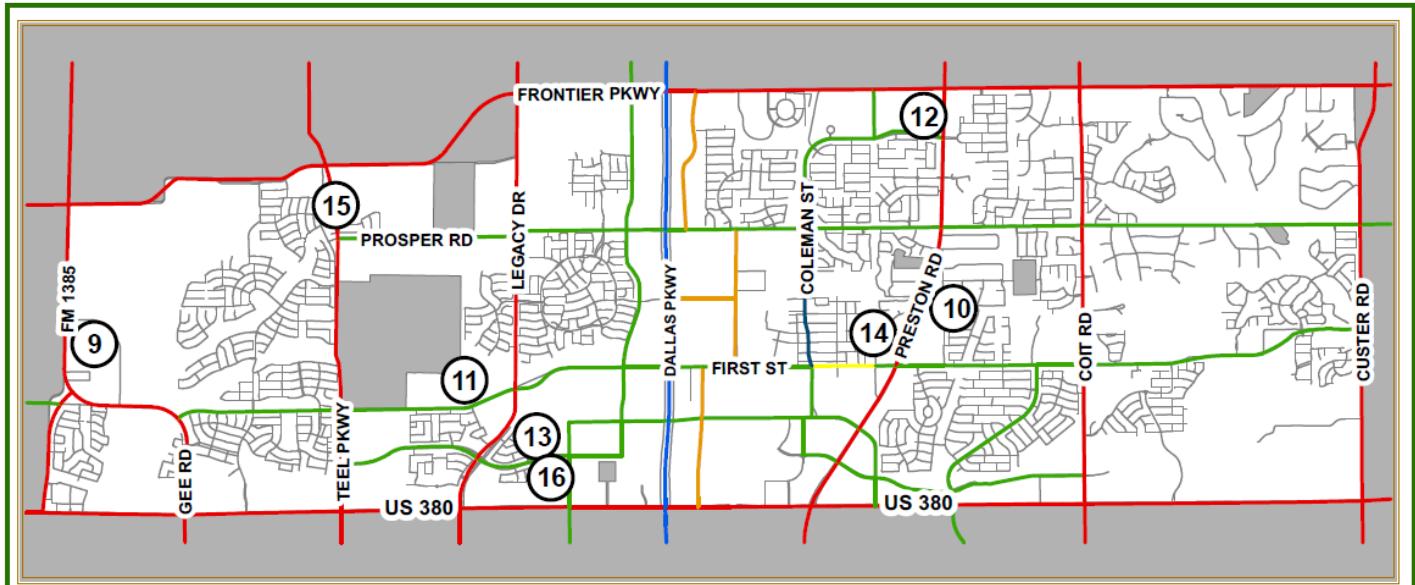
# Shovel Ready—Non-Residential Project Status



	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.

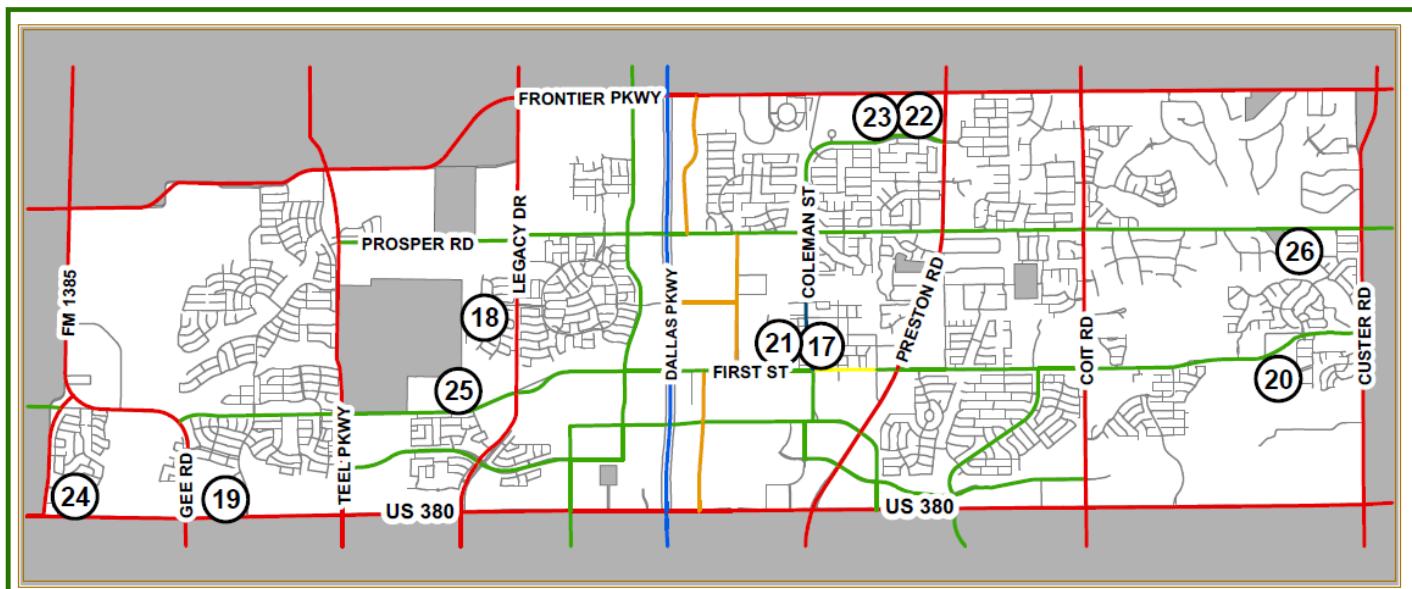
# Shovel Ready—Non-Residential Project Status



	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

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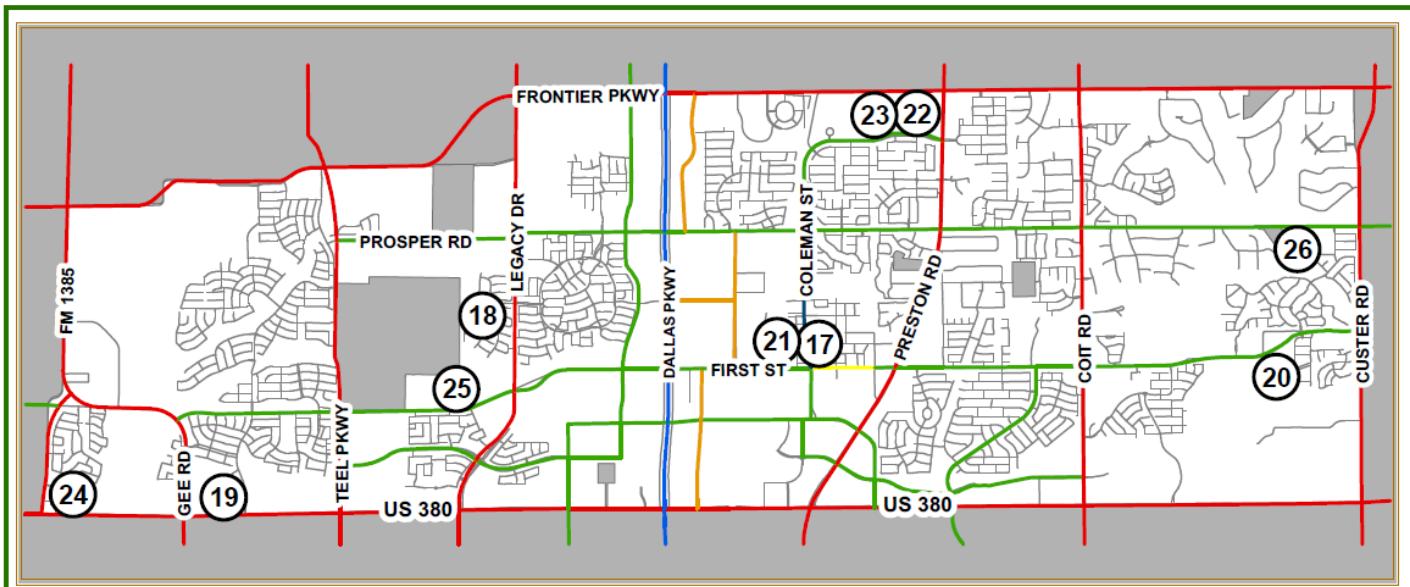
# Shovel Ready—Non-Residential Project Status



	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.  
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## Shovel Ready—Non-Residential Project Status



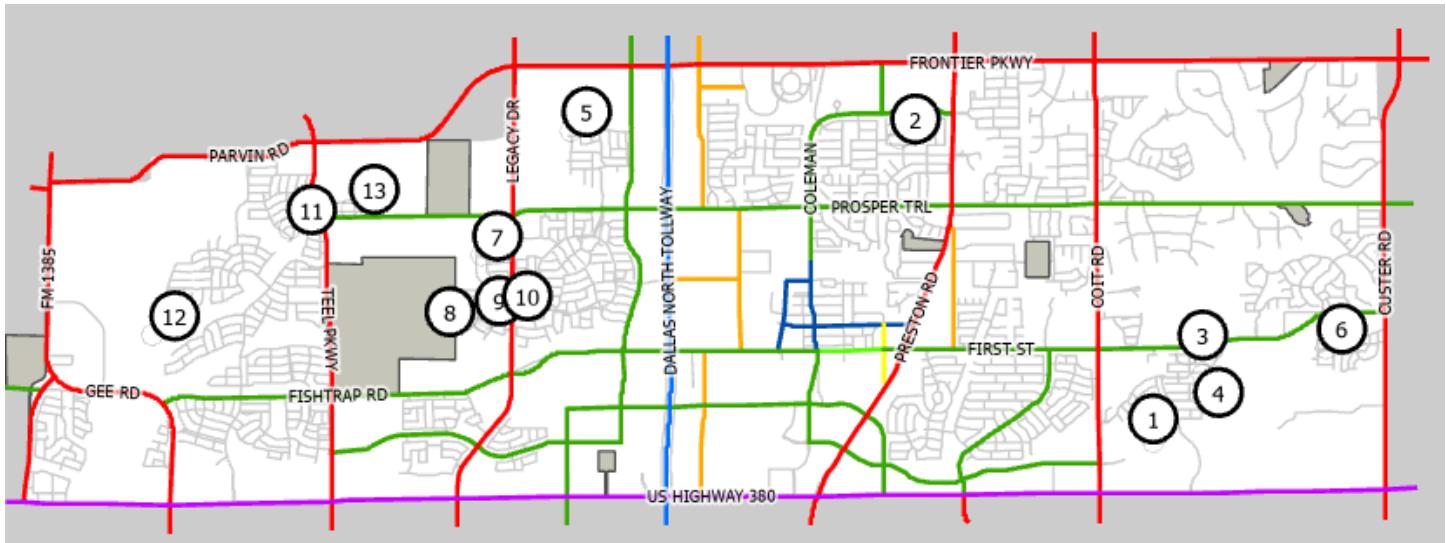
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
27	Windmill Hill	SWC Broadway & Preston Road	Office/Retail/Restaurant	No building permit application Site Plan expires October 7, 2024	20,274	DEVAPP-22-0004
28	Little Wonders Montessori	North of Westwood Drive & West of Legacy	Child Care Center, Licensed	No building permit application Site Plan expires October 7, 2024	13,917	DEVAPP-23-0004
29	Broadway Retail	NWC Broadway & McKinley	Retail/Restaurant	No building permit application Site Plan expires October 7, 2024	29,120	D22-0069
30	Wireless Communication Tower	North of Prosper Trail & West of Legacy Drive	Wireless Communications & Support Structure	No building permit application Site Plan expires October 7, 2024	2,304	DEVAPP-23-0028

Total Building Square Footage Under Construction

595,288

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.  
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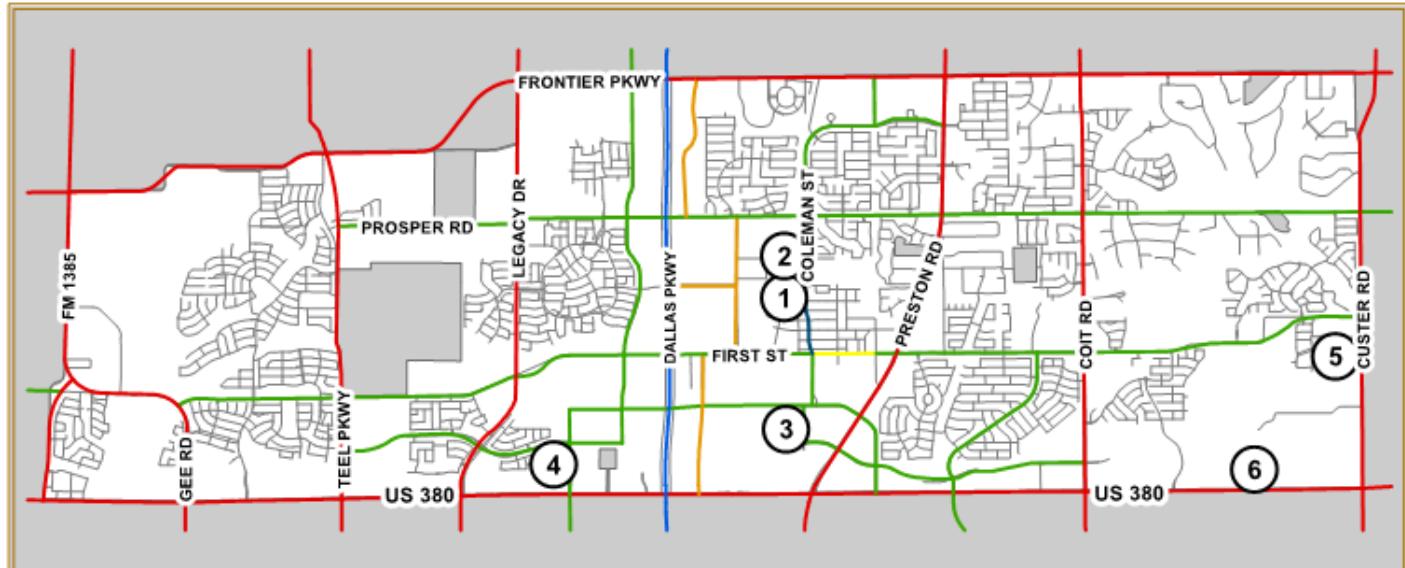
## Under Construction & Shovel Ready—Residential Project Status



	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	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 issued 11-30-22	300	D210103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

## Gates of Prosper Multifamily



LIV Multifamily

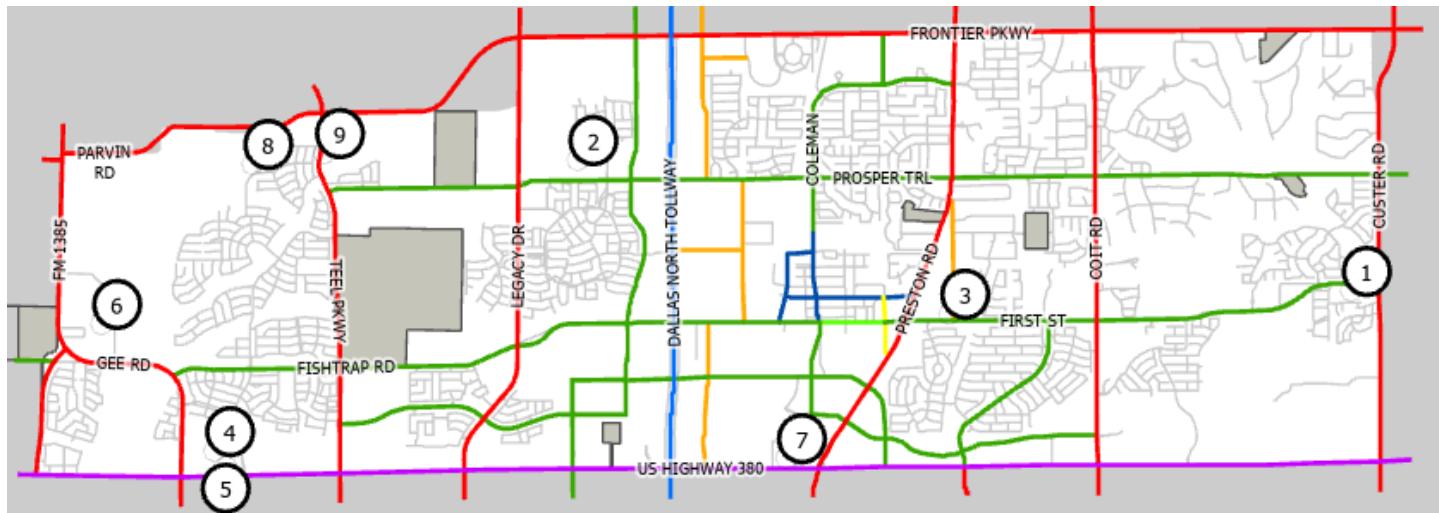
LIV Townhomes



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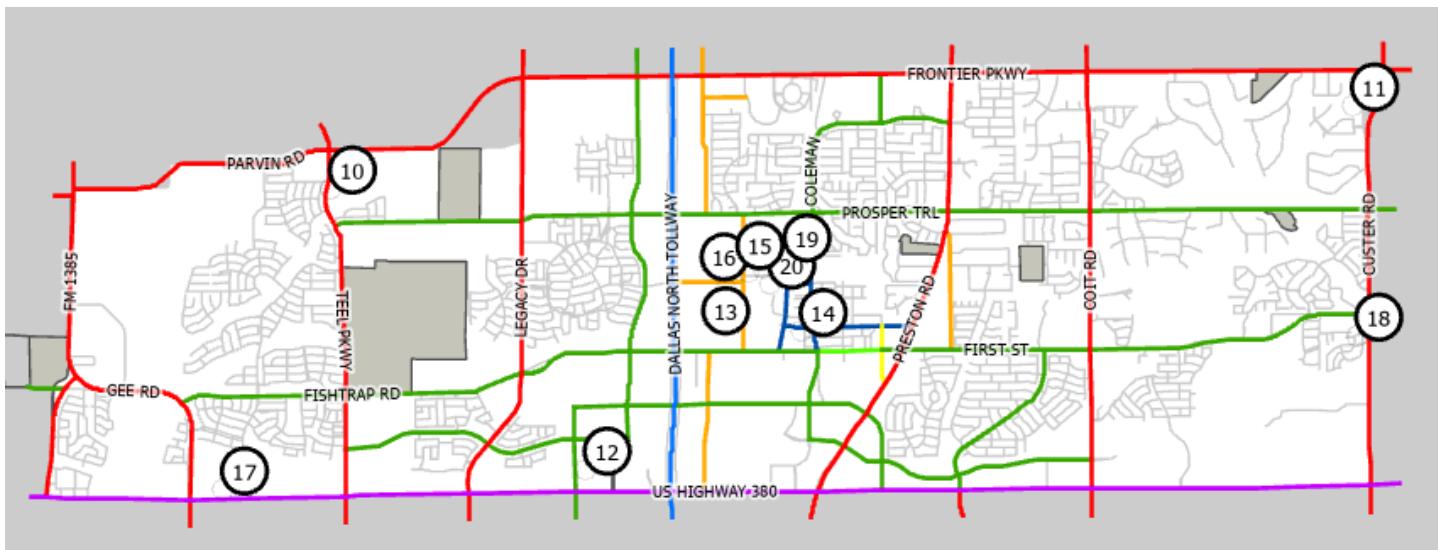
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,483,401 Square Feet  
Details for Each Project on Following Pages



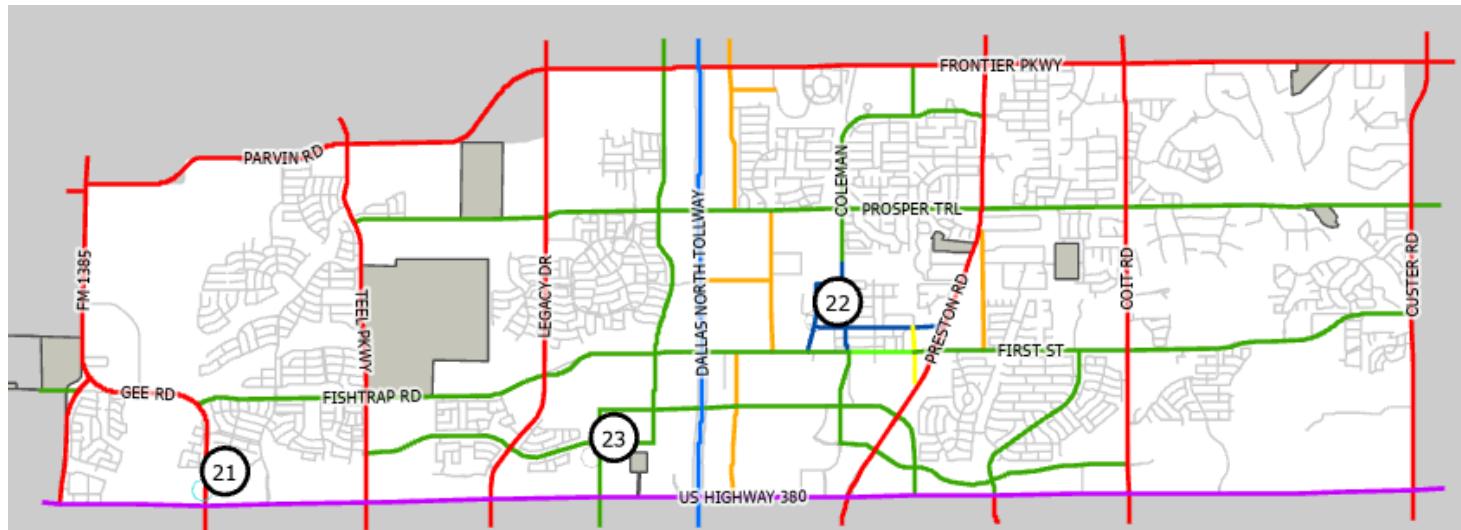
	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
2	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
3	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854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

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
11	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
12	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,000
13	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
14	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
15	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712
16	D21-0128	SWIG	4570 West University Drive	665	\$108,828
17	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475
18	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
19	D22-0016	Prosper Business Park	481 Industry Way	20543	\$1,001,316
20	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	D20-0022	Westfork Crossing Lot 7	4890 W University Drive	17,000	\$2,108,924.80
22	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79
23	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued March 2023	Permits Issued YTD
Bryants Addition	MLD Custom Homes	1	1
Cambridge	First Texas	14	17
Frontier Estates	Meritage Homes	3	4
Greens at Legacy	Britton/Perry Homes	10	40
Ladera Prosper	Integrity Retirement Group	5	6
Lakes of LaCima	NIMA Homes	1	1
Lakes at Legacy	Shaddock Homes	1	2
Lakewood	Shaddock Homes	1	6
Legacy Garden	Drees Custom Homes Risland Homes	5	5
Star Trail	Britton Homes/Perry Homes	13	22
Tanners Mill	First Texas Homes	1	9
(THE) Montclair	Our Country Homes	1	1

## Single Family Permits YTD by Subdivision

	Builders	Permits Issued March 2023	Permits Issued YTD
Windsong Ranch	Southgate Homes Drees Custom Homes Normandy Homes Shaddock Homes	55	91
Totals	HOUSES	111	205

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, February

	March 2022	YTD 2022	March 2023	YTD 2023
Code Compliance Inspections	206	363	273	553
Citations Issued	9	13	6	9
Health Inspections	28	65	27	60

## Health Inspection Results, March 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Tio Pat's LLC	Hot Truck	380 W Broadway St	N/A	Pass
Fossil Creek	Convenience Store	1921 N Preston Rd Ste 50	N/A	Follow Up
Fossil Creek	Convenience Store	1921 N Preston Rd Ste 50	95	Pass
The Children's Court Yard	Daycare	2301 Richland Blvd	N/A	Follow Up
The Children's Court Yard	Daycare	2301 Richland Blvd	N/A	Follow Up
Kindercare of Prosper	Daycare	1230 S Coit Rd	95	Pass
Ace Montessori Schools Inc	Daycare	4770 W University Dr	96	Pass
Smoothie King	Restaurant	841 S Preston Rd	Fail	Preliminary CO
Smoothie King	Restaurant	841 S Preston Rd	Pass	CO Final Inspection
Cajun Made Crawfish	Hot Truck	N/A	N/A	Pass
Fossil Creek	Convenience Store	380 W Broadway St.	99	Pass
Fossil Creek	Convenience Store	380 W Broadway St.	N/A	Follow Up

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
DFW Island Whips LLC	Cold Truck	N/A	N/A	Pass
Sushi Bene	Restaurant	1180 N Coit Rd Ste 90	87	Pass
Sushi Bene	Restaurant	1180 N Coit Rd Ste 90	N/A	Follow Up
Ernesto's Mexican Restaurant	Restaurant	120 N Preston Rd Ste 40	Complaint	Pass
Ernesto's Mexican Restaurant	Restaurant	120 N Preston Rd Ste 40	81	Pass
Ernesto's Mexican Restaurant	Restaurant	120 N Preston Rd Ste 40	N/A	Follow Up
Oopsie Scoopsie Italian Ice and Treats	Cold Truck	N/A	N/A	Pass
La Gran Empanada, LLC	Hot Truck	N/A	N/A	Pass
Newman Style BBQ LLC	Hot Truck	N/A	N/A	Pass
Popshelf Store	Convenience Store	1000 S Preston Rd	99	Pass
CVS Pharmacy #2876	Convenience Store	201 S Preston Rd	100	Pass
CVS Pharmacy #10641	Convenience Store	2451 E University Dr.	94	Pass
Kroger #573	Grocery Store	1250 N Preston Rd	Interior Remodel	Fail
MOD Pizza	Restaurant	4780 W University Dr	Kitchen Remodel	Pass
Pietro's Italian Bakery	Restaurant	2111 E University Dr	83	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.