

Development Services

Monthly Report

Development Activity

October 2023

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of October 2023

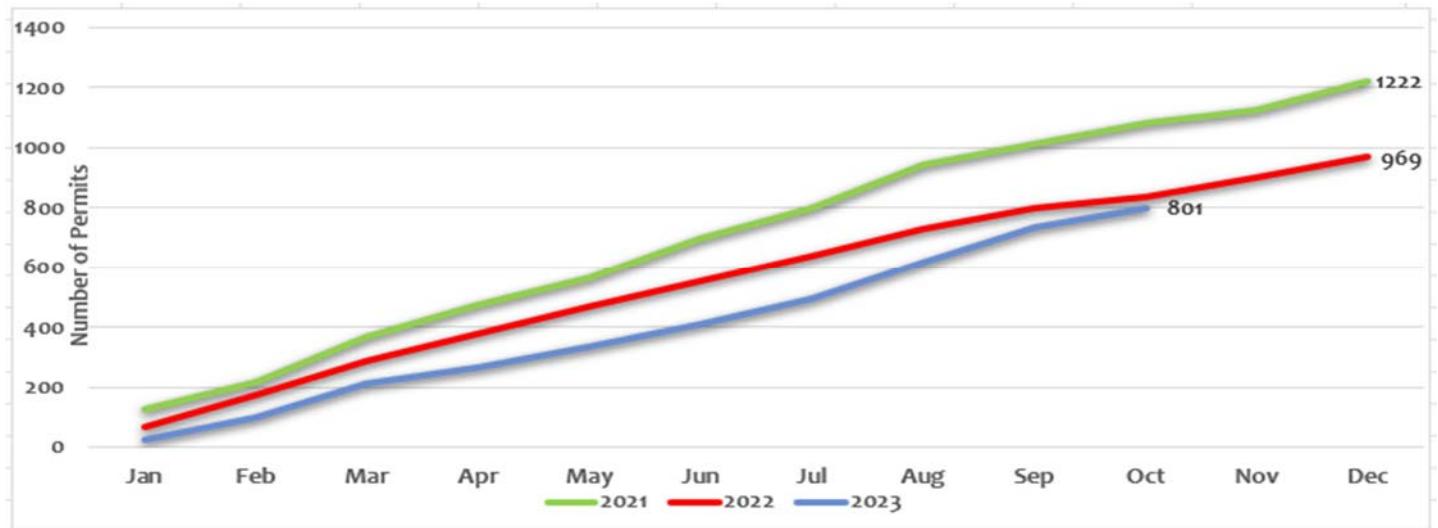
Single Family & Townhome Permits Issued – 68

Single Family & Townhome Permits Finalized – 97

Single Family & Commercial Inspections – 3,068

Certificates of Occupancy Issued – 17

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

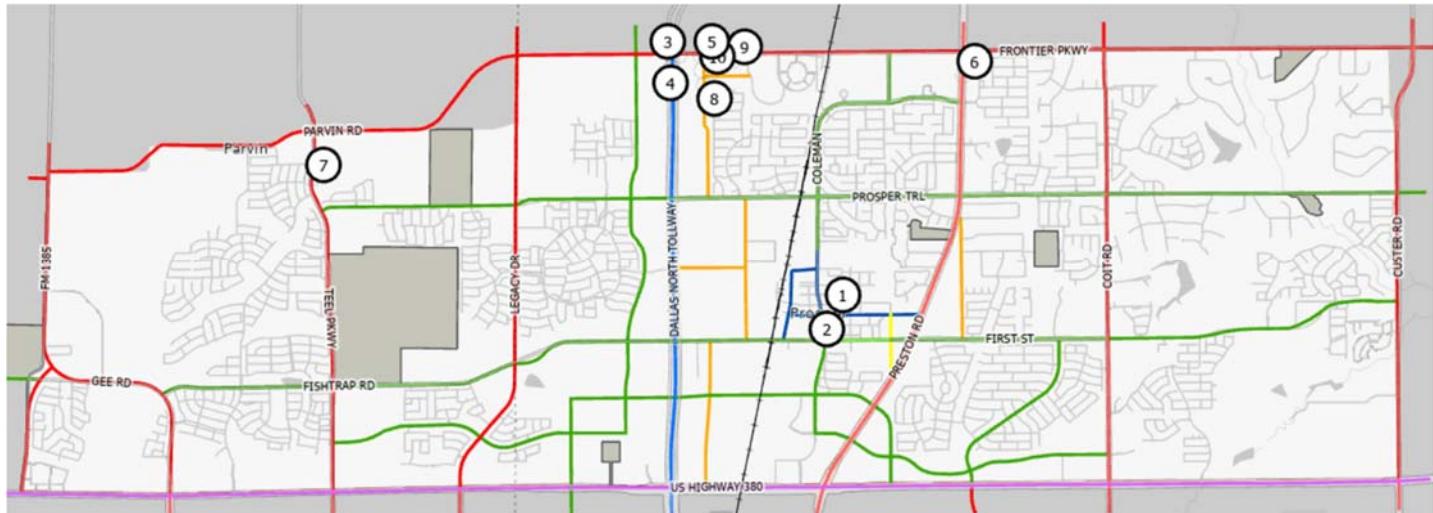


Single Family Residential Permits Issued by Quarter

	October	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	72	369	328	314	211	1,222
2022	36	289	266	249	165	969
2023	68	215	193	325	—	801

PLANNING

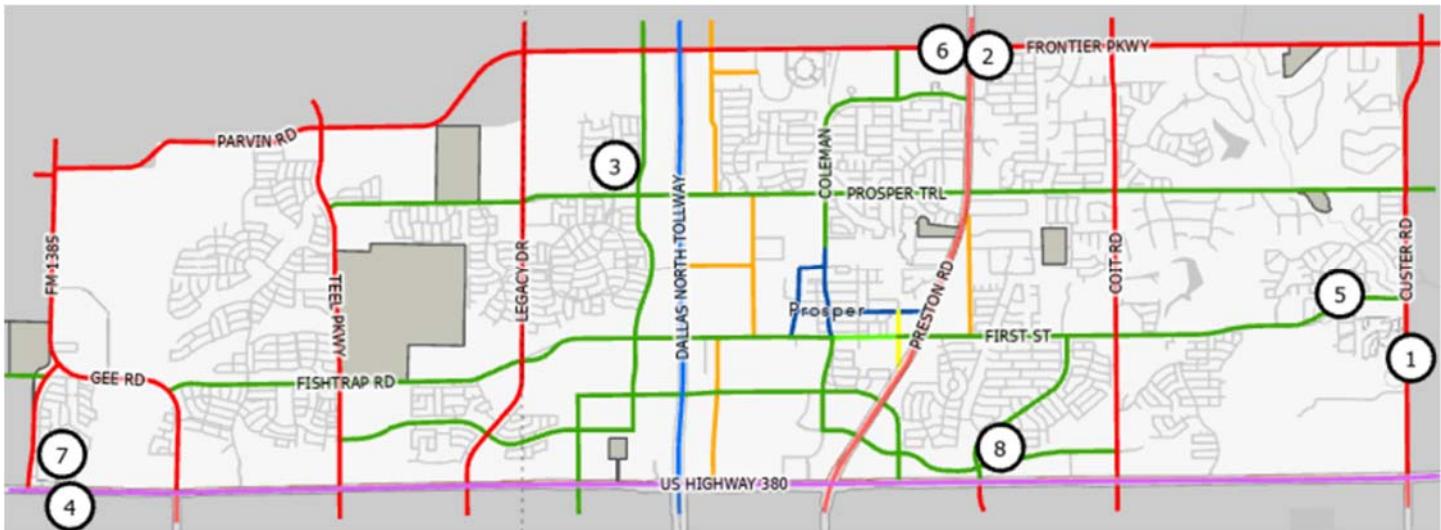
October 2023 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0176	207 E Broadway St	A Site Plan for a Barber Shop on Lot 10R, Block 10, Bryant's First Addition, on 0.2± acres, located north of East Broadway Street and east of North Coleman Street.
2	DEVAPP-23-0177	207 E Broadway St	A Façade Plan for a Barber Shop on Lot 10R, Block 10, Bryant's First Addition, on 0.2± acres, located north of East Broadway Street and east of North Coleman Street.
3	DEVAPP-23-0179	Frontier Retail Center	A Final Plat on Lot 6, Block A, Frontier Retail Center, on 16.9± acres, located on the southeast corner of West Frontier Parkway and North Dallas Parkway.
4	DEVAPP-23-0180	HEB	A Façade Plan for a Big Box Retail Store on Lot 6, Block A, Frontier Retail Center, on 16.9± acres, located on the southeast corner of West Frontier Parkway and North Dallas Parkway.
5	DEVAPP-23-0182	HEB	A Site Plan for a Big Box Retail Store on Lot 6, Block A, Frontier Retail Center, on 16.9± acres, located on the southeast corner of West Frontier Parkway and North Dallas Parkway.
6	DEVAPP-23-0183	Preston Retail Center	A Preliminary Site Plan for a Commercial Development on Tract 2, Abstract 172, Collin County School Land Survey, on 24.0± acres, located on the southeast corner of East Frontier Parkway and North Preston Road.
7	DEVAPP-23-0184	Teel Parkway Retail	A Preliminary Site Plan for a Restaurant & Retail Development, on Block B, Lot 2, Windsong Ranch Office Addition, on 3.6± acres, located south of Parvin Road and east of North Teel Parkway.
8	DEVAPP-23-0185	HEB Fuel Center	A Site Plan for Gas Pumps on Lot 6, Block A, Frontier Retail Center, on 16.9± acres, located on the southeast corner of West Frontier Parkway and North Dallas Parkway.
9	DEVAPP-23-0186	HEB Fuel Center	A Façade Plan for Gas Pumps on Lot 6, Block A, Frontier Retail Center, on 16.9± acres, located on the southeast corner of West Frontier Street and North Dallas Parkway.
10	DEVAPP-23-0188	Gates of Prosper Phase 3	A Final Plat for the Gates of Prosper, Phase 3, Block B, Lots 1R and 2-5, on 37.3± acres, located on the northwest corner of US-380 and Preston Road.

	October 2022	October 2023	YTD 2022	YTD 2023
Submittals	19	10	130	143

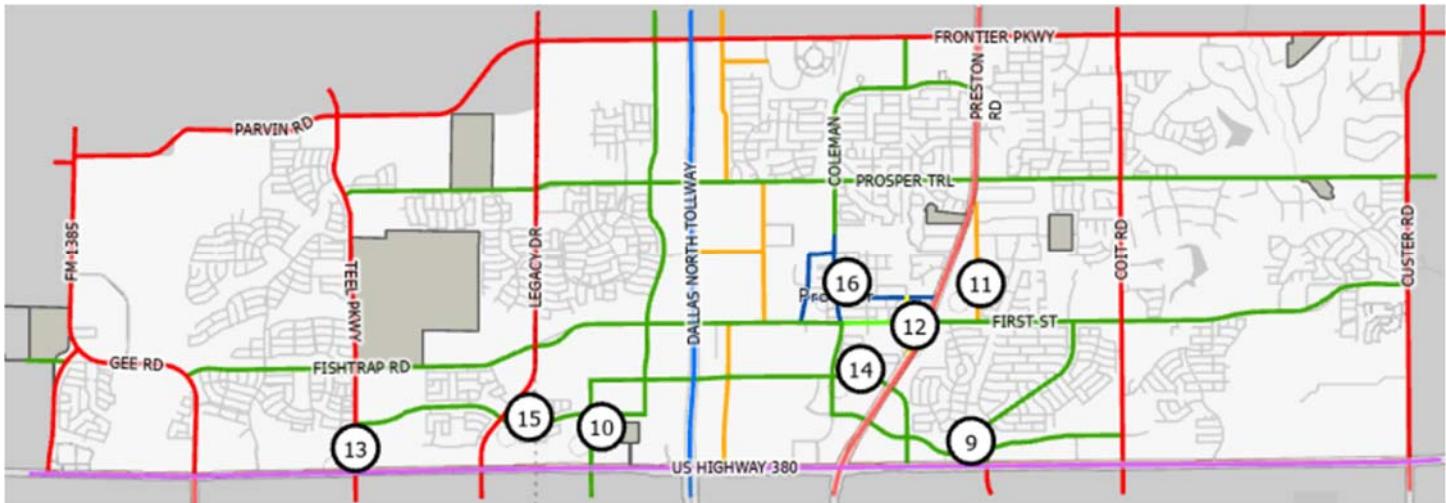
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires November 1, 2023	7,978	D21-0056
2	Victory at Frontier Lot 5	2051 N Preston Road	Restaurant with Drive-Through & Retail	No building permit application Site Plan expires May 15, 2024	6,124	D22-0083
3	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
4	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
5	Lighthouse Church	3851 E First Street	House of Worship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079
6	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
7	Residence Inn	5580 W University Drive	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
8	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

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.

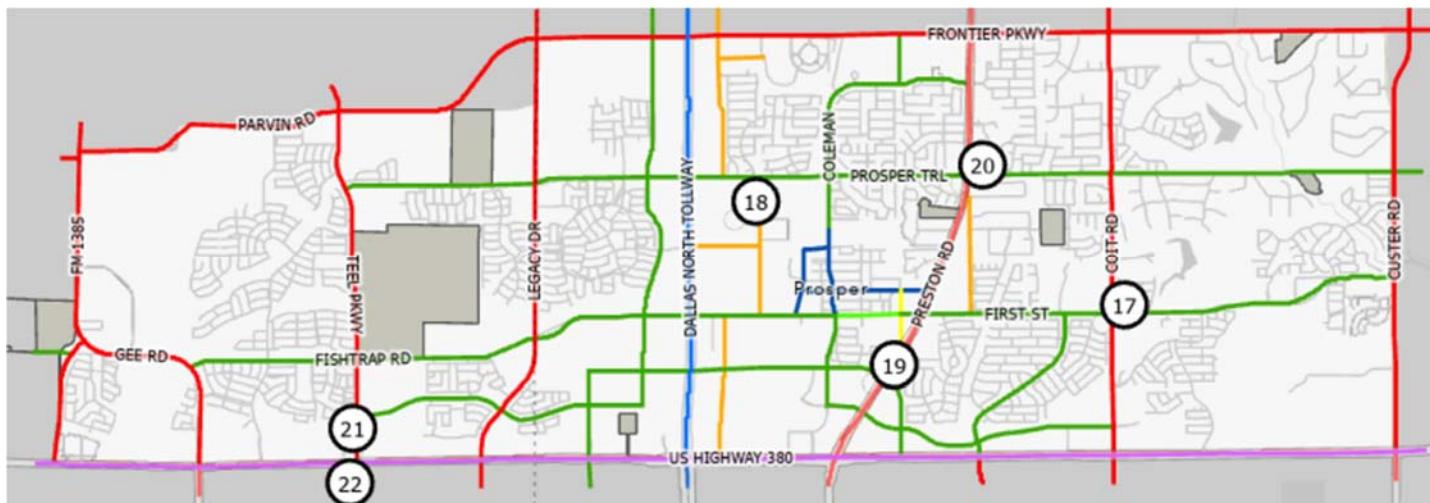
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Richland Parkway Retail	1221 E University Drive	Retail Store	No building permit application Site Plan expires December 6, 2024	15,247	DEVAPP-23-0059
10	Toyota Expansion	2100 W University Drive	Automobile Sales Store	No building permit application Site Plan expires December 6, 2024	22,226	DEVAPP-23-0068
11	Prosper Town Center	1501 E University Drive	Medical Office	No building permit application Site Plan expires January 18, 2025	45,000	D19-0076
12	Dutch Bros	520 S Preston Road	Drive Thru Restaurant	No building permit application Site Plan expires January 18, 2025	950	DEVAPP-23-0007
13	Cracker Barrel	3830 W University Drive	Restaurant/ Retail	No building permit application Site Plan expires January 18, 2025	8,992	DEVAPP-23-0088
14	Home 2 Suites	990 S Preston Rd	Hotel, Limited Services	No building permit application Site Plan expires January 18, 2025	17,157	DEVAPP-23-0104
15	One Community Church	2601 Prairie Drive	House of Worship	No building permit application Site Plan expires January 18, 2025	53,165	DEVAPP-23-0109
16	Prosper Broadway Addition	205 W Broadway Street	Restaurant/ Office	No building permit application Site Plan expires January 18, 2025	9,236	DEVAPP-23-0055

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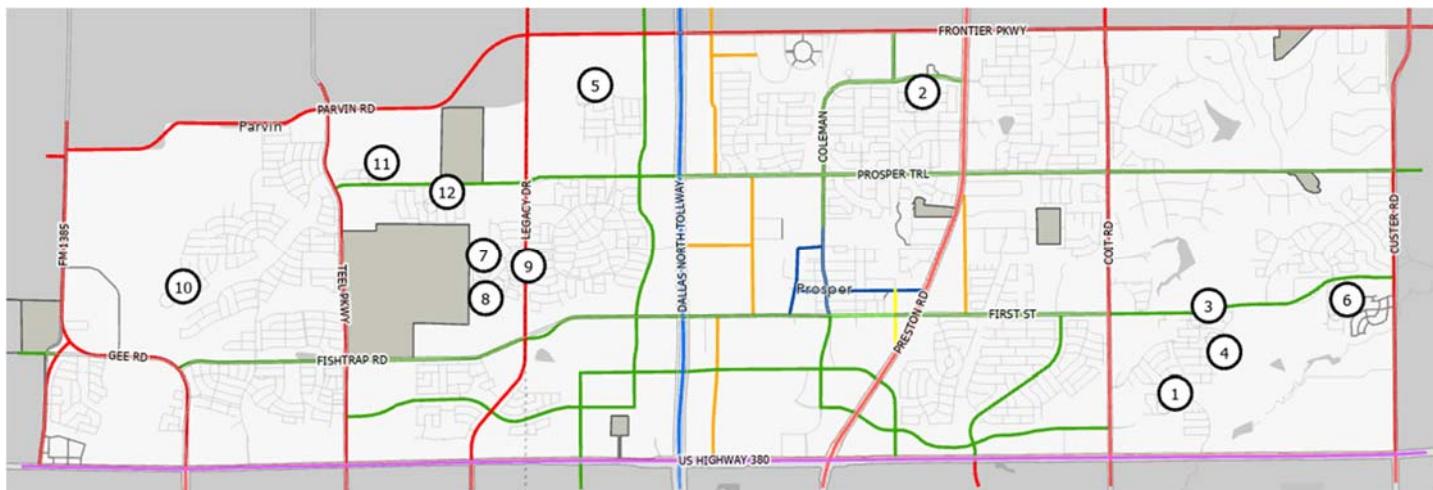
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	St. Paul's Episcopal Church	420 S Coit Road	Private School	No building permit application Site Plan expires January 18, 2025	20,505	DEVAPP-23-0125
18	Prestonwood Baptist Church	1001 W Prosper Trail	House of Worship	No building permit application Site Plan expires February 15, 2025	213,628	DEVAPP-23-0112
19	Outback	840 S Preston Road	Restaurant	No building permit application Site Plan expires February 15, 2025	4,776	DEVAPP-23-0126
20	Wash Masters	1069 Preston Rd	Car Wash	No building permit application Site Plan expires April 3, 2025	0	DEVAPP-23-0075
21	Teel Plaza 1	3740 W University Drive	Retail/Restaurant	No building permit application Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
22	Chili's	3700 W University Drive	Restaurant	No building permit application Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148
Total Building Square Footage Under Construction					608,955	

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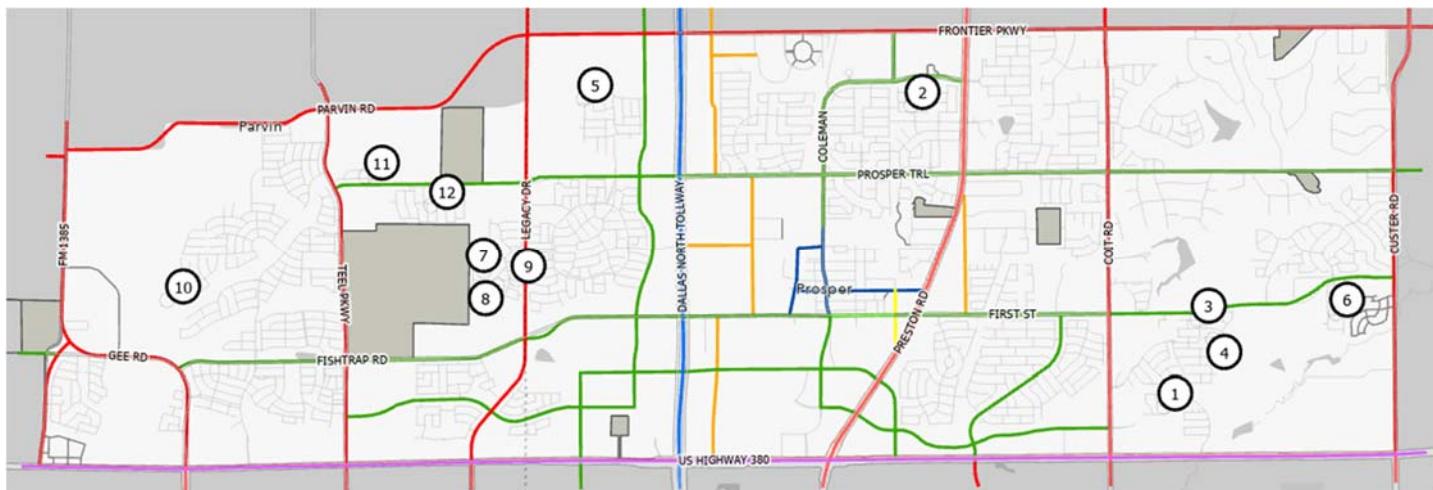
Under Construction & Shovel Ready—Residential Project Status



	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 11	SWQ Prosper Road / Legacy Drive	36.2±	Shovel Ready	122	D21-0069
8	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120
9	Star Trail, Phase 13	NWQ Legacy Drive./ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
10	Windsong Ranch, Phase 7G	NWQ Windsong Road / Fishtrap Road	145.4±	Shovel Ready	54	D22-0055
11	Windsong Ranch, Phase 9	NEQ Prosper Trail / Teel Parkway	49.5±	Shovel Ready	92	D21-0037
12	Park Place	SEQ Prosper Trail/Teel Parkway	98.2±	Shovel Ready	206	D22-0058
13	Starview, Phase 1	NWQ Lovers Lane/Preston Road	23.1±	Shovel Ready	47	D21-0133
14	Starview, Phase 2	NEQ Lovers Lane/Coleman Street	38.4±	Shovel Ready	126	D22-0006
15	Pearls of Prosper	SWQ Prosper Road/ Legacy Drive	23.2±	Shovel Ready	32	DEVAPP-23-0078
16	Star Trail, Phase 14	SWQ Prosper Road/ Legacy Drive	15.8±	Shovel Ready	54	DEVAPP-23-0157

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.

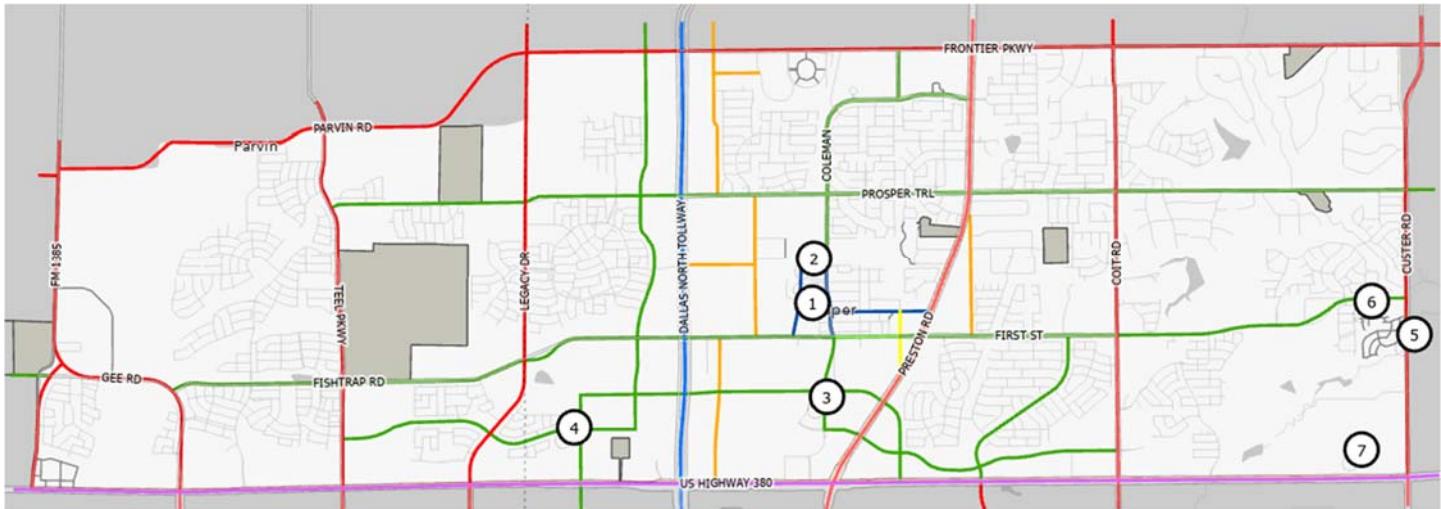
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
17	Star Trail, Phase 15	SWQ Prosper Road/ Legacy Drive	20.4±	Shovel Ready	73	DEVAPP-23-0154
18	Star Trail, Phase 16	SWQ Prosper Road/ Legacy Drive	21.9±	Shovel Ready	84	DEVAPP-23-0163
19	Wandering Creek	SWQ First Street/Custer Road	38.6±	Shovel Ready	110	DEVAPP-23-0156
Total Number of Lots Under Construction / Shovel Ready						1,791

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	Ladera, Phase 2 (Age Restricted)	4320 Valencia Drive	43.9±	Building permit Amenity Center has been issued 10-25-22	143	DEVAPP-23-0006
7	Brookhollow	4001 East University Drive	25.2±	Building permits issued 11-30-22	300	D21-0103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

Gates of Prosper Multifamily



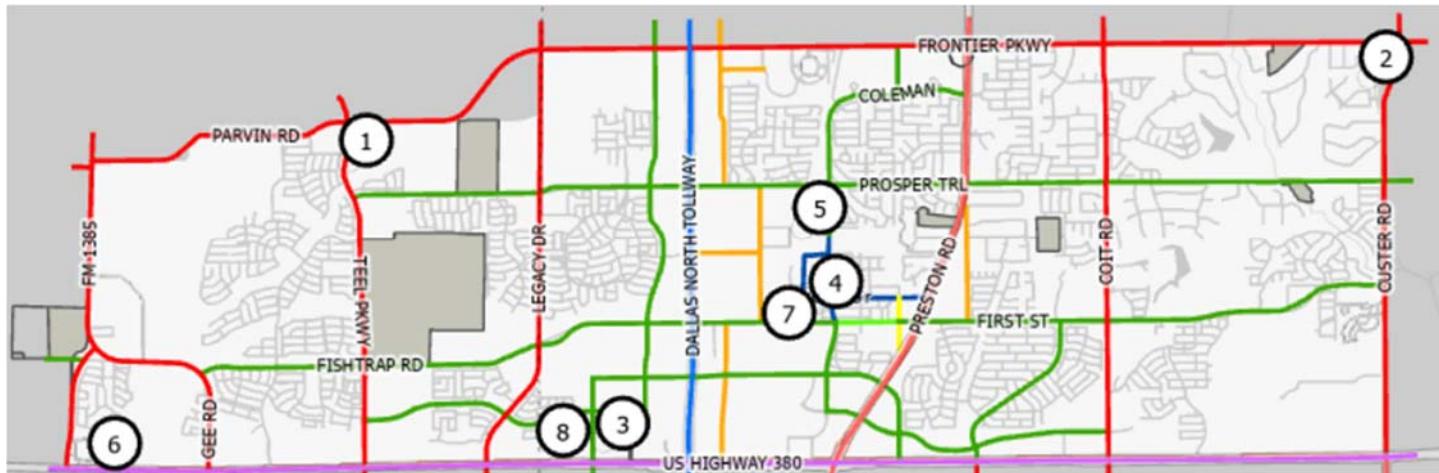
LIV Multifamily

LIV Townhomes



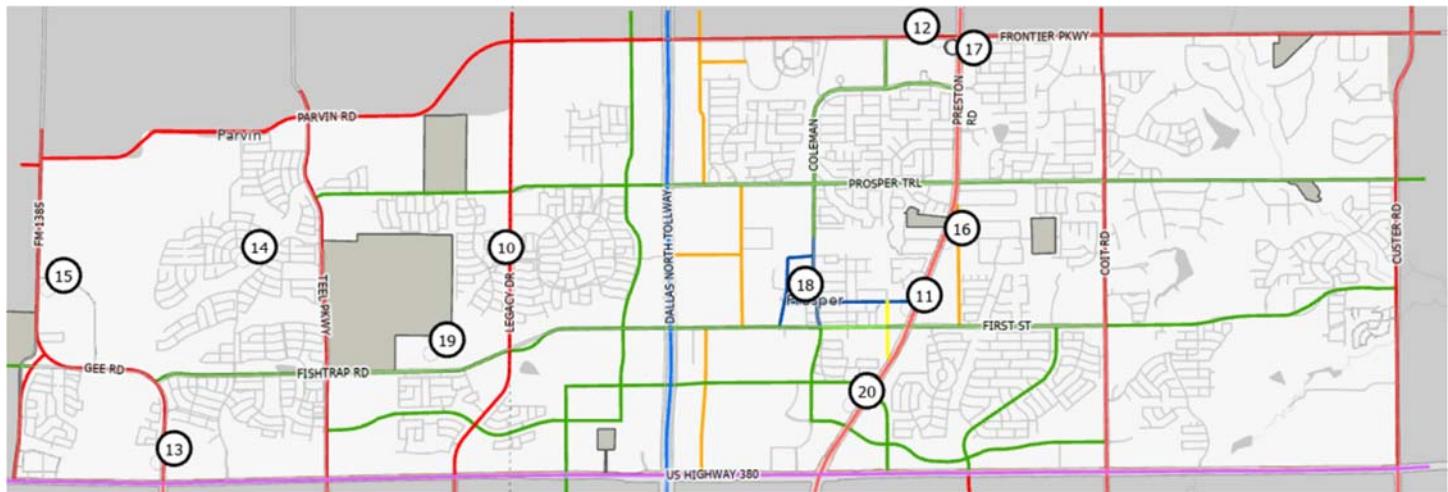
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,562,170 Square Feet
Details for Each Project on Following Pages



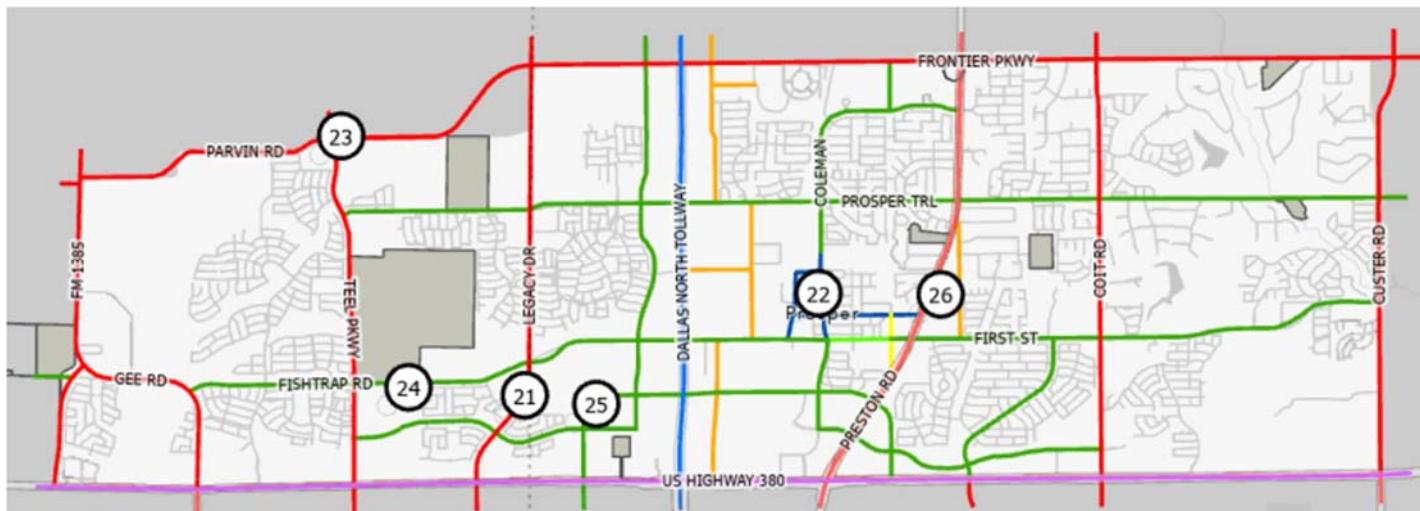
	Case Number	Project Title	Project Address	Square Footage	Value
1	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
2	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
3	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
4	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
5	D22-0016	Atmos Energy	471 Industry Way	12881	\$2,757,563
6	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390.40
7	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006.79
8	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124.30
9	DEVAPP-23-0032	Costco	5620 W. University Drive	161,060	\$17,500,000.00

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D22-0075	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746.45
11	DEVAPP-22-004	Windmill Hill Retail Shell	100 S. Preston Road	13,253	\$1,870,305.77
12	D22-0096	Legacy ER	211 W. Frontier Pkwy	11230	\$4,204,512.00
13	D22-0041	Westfork Crossing, Lot 7	4890 West University Drive	16,956	\$2,108,924.80
14	D20-0106	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
15	COM-23-0083	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
16	D19-0124	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
17	D21-0129	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480.79
18	D22-0069	Broadway Retail Phase 2	390 W Broadway Street	22,888	\$839,275.70
19	D22-0100	Rock Creek Church	2860 Fishtrap Road	24,600	\$160,000.00
20	COM-23-0031	Frost Bank	860 S. Preston Road	5,200	\$952,655.56

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
21	COM-23-0024	Little Wonders Montessori	920 S. Legacy Drive	13,917	\$287,874.42
22	COM-23-0050	Broadway Retail Bld 2	370 W. Broadway Street	5,107	\$839,275.70
23	COM-23-0031	PISD MS #6	1451 N Teel Parkway	156,646	\$53943,011.24
24	COM-23-0040	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88
25	COM-23-0077	The Office at Prosper	2120 Prairie Drive	23,500	\$638,947.31
26	COM-23-0065	Black Rifle Coffee Co.	200 S. Preston Road	3,555	\$419,106.06

Single Family Permits YTD by Subdivision

	Builders	Permits Issued October 2023
Greens at Legacy	Perry Homes	1
Ladera	Chesmar Homes	5
Lakes at Legacy	Shaddock Homes	2
Lakewood	Highland Toll Brothers Tradition Homes	22
Star Trail	American Legend	14
Windsong	Southgate Drees Shaddock Normandy	24
Totals	HOUSES	68

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, October

	October 2022	YTD 2022	October 2023	YTD 2023
Code Compliance Inspections	78	1746	183	2095
Citations Issued	1	45	2	45
Health Inspections	40	439	53	373

Health Inspection Results, October 2023

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Target - Starbucks	Restaurant	401 Gates Pkwy	Preliminary CO Inspection	Pass
Target - Starbucks	Restaurant	401 Gates Pkwy	CO Final Inspection	Pass
Gentle Creek Country Club	Restaurant	3131 E Prosper Trl	Preliminary CO Inspection	Fail
Gentle Creek Country Club	Restaurant	3131 E Prosper Trl	Preliminary CO Inspection	Pass
Gentle Creek Country Club	Restaurant	3131 E Prosper Trl	CO Final Inspection	Pass
Kung Fu Tea	Restaurant	1151 S Preston Rd Ste 20	Preliminary CO Inspection	Pass
Kung Fu Tea	Restaurant	1151 S Preston Rd Ste 20	CO Final Inspection	Fail
Kung Fu Tea	Restaurant	1151 S Preston rd Ste 20	CO Final Inspection	Pass
Prosper Wine House	Restaurant	209 W Broadway St	Preliminary CO Inspection	Fail
Prosper Wine House	Restaurant	209 W Broadway St	Preliminary CO Inspection	Pass
Prosper Wine House	Restaurant	209 W Broadway St	CO Final Inspection	Pass
Encompass Health Rehabilitation Hospi-	Restaurant	1231 Mahard Pkwy	Preliminary CO Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Encompass Health Rehabilitation Hospital of Prosper	Restaurant	1231 Mahard Pkwy	CO Final Inspection	Pass
La Madeleine	Restaurant	1140 S Preston Rd Ste 10	Preliminary CO Inspection	Fail
Dominos Pizza	Restaurant	1061 N Coleman St Ste 155	Preliminary CO Inspection	Fail
Dominos Pizza	Restaurant	1061 N Coleman St Ste 155	Preliminary CO Inspection	Pass
Dominos Pizza	Restaurant	1061 N Coleman St Ste 155	CO Final Inspection	Pass
380 Indian Restaurant and Bar	Restaurant	2361 E University Dr Ste 90	Preliminary CO Inspection	Fail
Prosper Liquorville LLC	Convenience Store	1090 N Coit Rd Ste 50	Preliminary CO Inspection	Pass
Prosper Liquorville LLC	Convenience Store	1090 N Coit Rd Ste 50	CO Final Inspection	Pass
Kindercare Childcare	Daycare	1230 N Coit	NOV (Notice of Violation)	N/A
Reynolds Middle School	School	700 N Coleman St	92	Pass
Rogers Middle School	School	1001 S Coit Rd	95	Pass
Rushing Middle School - Gym	Concession Stand	3080 W First St	N/A	Pass
Rushing Middle School - Football	Concession Stand	3080 W First St	N/A	Pass
Reynolds Middle School - Gym	Concession Stand	700 N Coleman St	N/A	Pass
Reynolds Middle School - Eagle Stadi-	Concession Stand	700 N Coleman St	N/A	Pass
Rogers Middle School - Gym	Concession Stand	1001 S Coit Rd	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper High School - Track/Turf	Concession Stand	301 Eagle Dr	N/A	Pass
Prosper High School - Softball/Baseball	Concession Stand	301 Eagle Dr	N/A	Pass
Prosper High School - Arena Concession	Concession Stand	301 Eagle Dr	N/A	Pass
Prosper High School - Arena Concession	Concession Stand	301 Eagle Dr	N/A	Pass
Walnut Grove High School - Football	Concession Stand	3500 E First St	N/a	Pass
Walnut Grove High School - Practice	Concession Stand	3500 E First St	N/A	Pass
Walnut Grove High School - Arena	Concession Stand	3500 E First St	N/A	Pass
Walnut Grove High School - Arena	Concession Stand	3500 E First St	N/A	Pass
Prosper ISD Children's Stadium	Concession Stand	2000 Stadium Dr	N/A	Pass
Prosper ISD Children's Stadium	Concession Stand	2000 Stadium Dr	N/A	Pass
Prosper ISD - Natatorium	Concession Stand	1851 Stadium Dr	N/A	Pass
A2B Indian Restaurant	Temporary Event	1001 Windsong Pkwy	N/A	Fail
A2B Indian Restaurant	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Snowie To Go	Temporary Event	1001 W Prosper Trl	N/A	Pass
At Your Service Catering & Event Plan-	Temporary Event	1001 Windsong Pkwy	N/A	Pass
American Gothic Pizza	Temporary Event	721 Village Park Ln	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Lakeview at the Gates of Prosper	Pool	961 Gateway Dr	CO Final Inspection	Pass
Ladera Amenity Center	Pool	4320 Valencia 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.