



Development Services Monthly Report

Development Activity

January 2024

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of January 2024

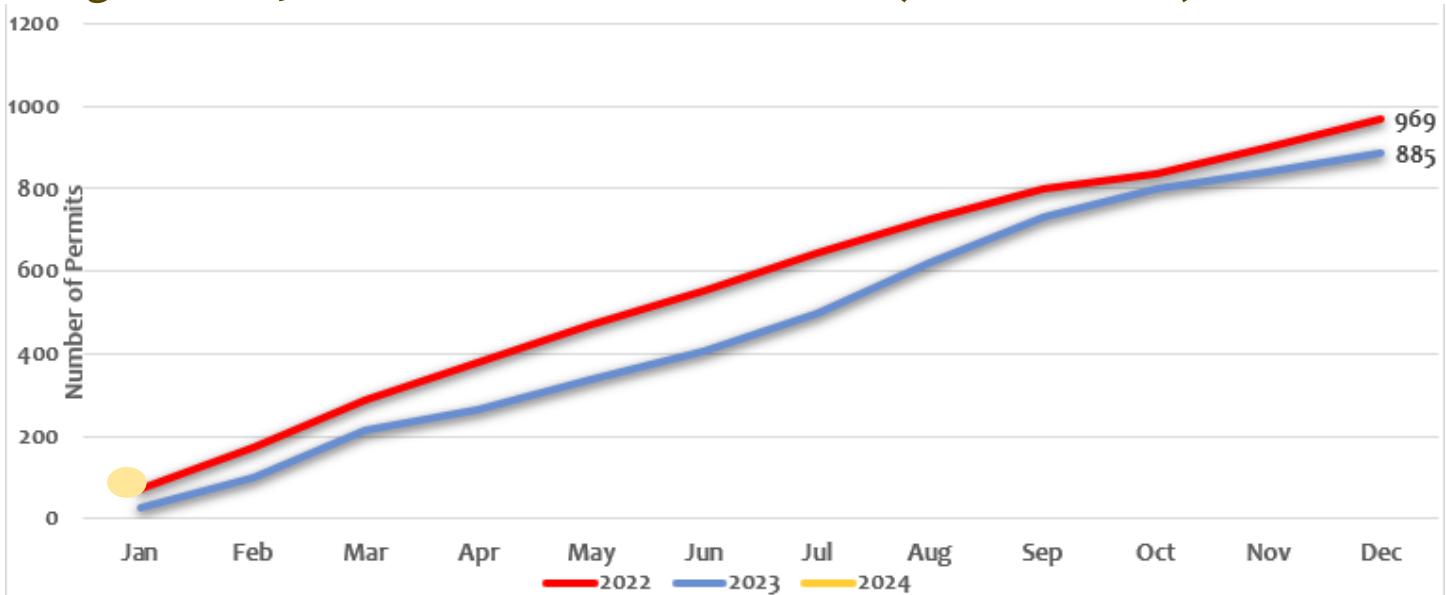
Single Family & Townhome Permits Issued – 121

Single Family & Townhome Permits Finaled – 40

Single Family & Commercial Inspections – 2247

Certificates of Occupancy Issued – 15

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

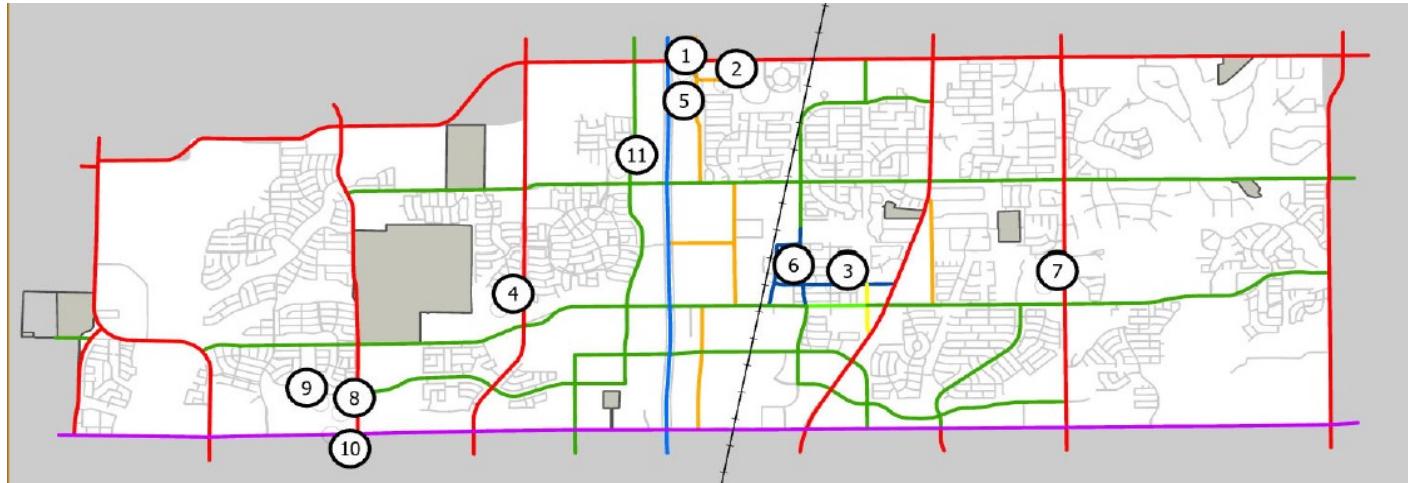


Single Family Residential Permits Issued by Quarter

	January	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	36	289	266	249	165	969
2023	44	215	193	325	152	885
2024	121	121				121

PLANNING

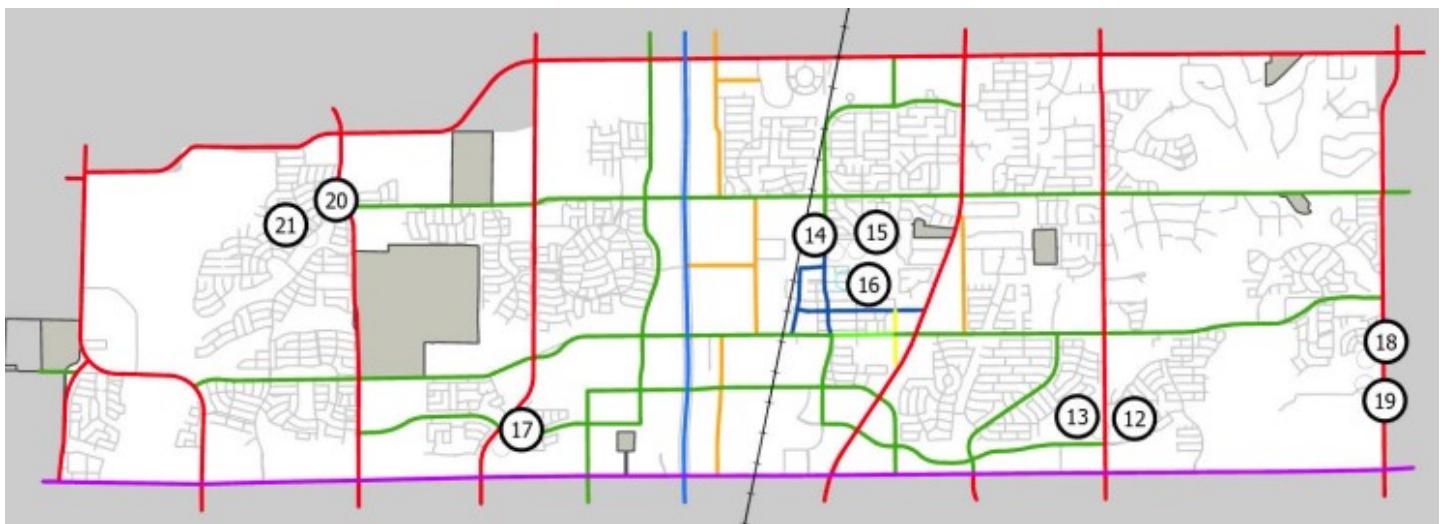
January 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-23-0202	McDonald's	A Site Plan for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located o' south of Frontier Parkway and 600' east of Dallas Parkway, zoned Planned Development-69.
2	DEVAPP-23-0203	McDonald's	A Façade Plan for a Drive-Through Restaurant on Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located o' south of Frontier Parkway and 600' east of Dallas Parkway, zoned Planned Development-69.
3	DEVAPP-23-0220	202 Parvin Street	A Replat of Bryant's Addition, Block 22, Lots 7-9, on 0.5± acre, located on the northwest corner of Parvin Street and Second Street, zoned Planned Development-125.
4	DEVAPP-23-0223	Star Trail Phase 18	A Final Plat of Star Trail, Phase 18, Block R, Lots 11-42, 12X, 18X, & 20X, Block S, Lots 1-13 & 19X, and Block X, Lots 1-7 & 17X, on 30.1± acres, located o' north of First Street and 415' west of Legacy Drive, zoned Planned Development-66
5	DEVAPP-24-0001	McDonald's	A Final Plat of Frontier Retail Center Revised, Block A, Lot 5, on 1.5± acres, located o' south of Frontier Parkway and 600' east of Dallas Parkway, zoned Planned Development-69.
6	DEVAPP-24-0002	202 Parvin Street	A Site Plan for an Office on Bryant's Addition, Block 22, Lots 7-9, on 0.5± acre, located on the northwest corner of Parvin Street and Second Street, zoned Planned Development-125.
7	DEVAPP-24-0003	Raymond Community Park	A Façade Plan for a Public Park on Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street, zoned Single Family-15 .
8	DEVAPP-24-0004	Teel Lot 7 Retail	A Façade Plan for Restaurant and Retail Buildings on Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 330' north of University Drive and 460' west of Teel Parkway, zoned Planned Development-40.
9	DEVAPP-24-0005	Teel Lot 7 Retail	A Final Plat of Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 330' north of University Drive and 460' west of Teel Parkway, zoned Planned Development-40.
10	DEVAPP-24-0006	Teel Lot 7 Retail	A Site Plan for Restaurant and Retail Buildings on Teel 380 Addition, Block A, Lot 7, on 2.8± acres, located 330' north of University Drive and 460' west of Teel Parkway, zoned Planned Development-40.
11	DEVAPP-24-0009	Offices at Prosper Trail	A Final Plat of The Offices at Prosper Trail, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail, zoned Planned Development-75.

PLANNING

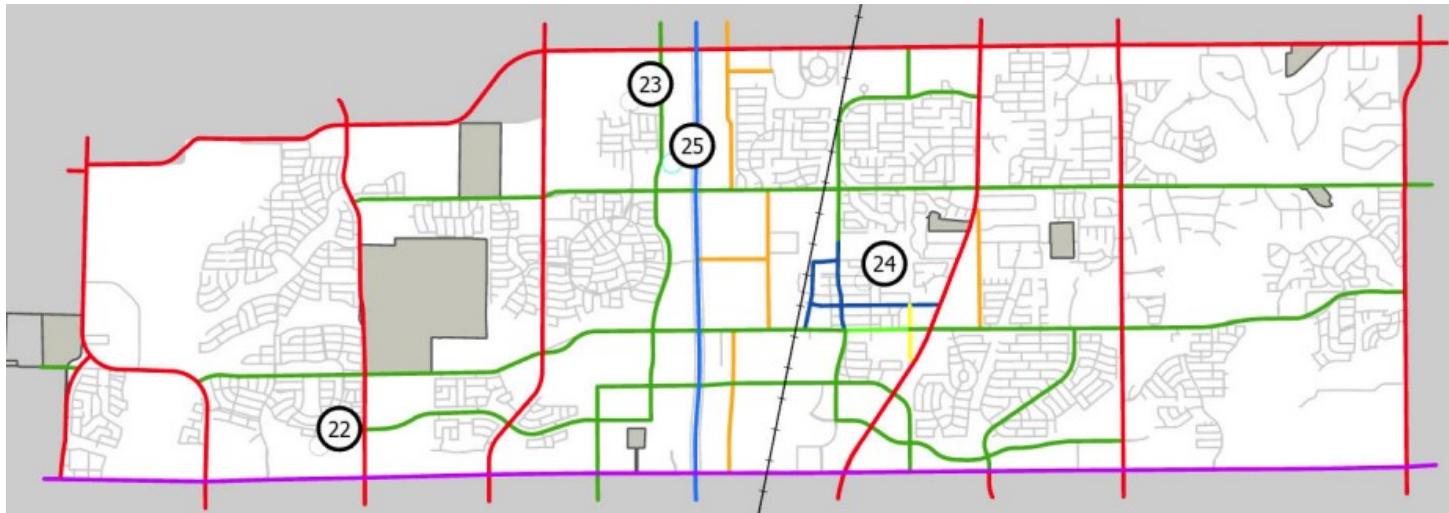
January 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
12	DEVAPP-24-0010	Prosper Middle School No. 2	A Site Plan for a Middle School on Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.6± acres, located on the northeast corner of Coit Road and Richland Boulevard, zoned Planned Development-82.
13	DEVAPP-24-0011	Prosper Middle School No. 2	A Façade Plan for a Middle School on Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.6± acres, located on the northeast corner of Coit Road and Richland Boulevard, zoned Planned Development-82.
14	DEVAPP-24-0012	Reynolds Middle School	A Site Plan for a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15
15	DEVAPP-24-0013	Reynolds Middle School	A Façade Plan for a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15.
16	DEVAPP-24-0014	Reynolds Middle School	A Final Plat of Prosper High School and Middle School Addition, Block 1, Lot 1R, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15.
17	DEVAPP-24-0015	One Community Church	A Revised Preliminary Site Plan for a House of Worship on Prosper Center, Block D, Lot 3, on 13.6± acres, located o' south of Prairie Drive and 260' east of Legacy Drive, zoned Planned Development-65.
18	DEVAPP-24-0016	Prosper Funeral Home	A Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1 & 2, on 53.3± acres, located 1,850' south of First Street and o' west of Custer Road, zoned Planned Development-105.
19	DEVAPP-24-0017	Prosper Funeral Home	A Façade Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1 & 2, on 53.3± acres, located 1,850' south of First Street and o' west of Custer Road, zoned Planned Development-105.
20	DEVAPP-24-0018	Windsong Ranch Amenity Center No. 4	A Site Plan for an Amenity Center on Windsong Ranch Phase 6E Addition, Block X, Lot 3, on 1.9± acres, located on the northwest corner of Bridges Drive and Verdin Street, zoned Planned Development-40.
21	DEVAPP-24-0019	Windsong Ranch Amenity Center No. 4	A Façade Plan for an Amenity Center on Windsong Ranch Phase 6E Addition, Block X, Lot 3, on 1.9± acres, located on the northwest corner of Bridges Drive and Verdin Street, zoned Planned Development-40.

PLANNING

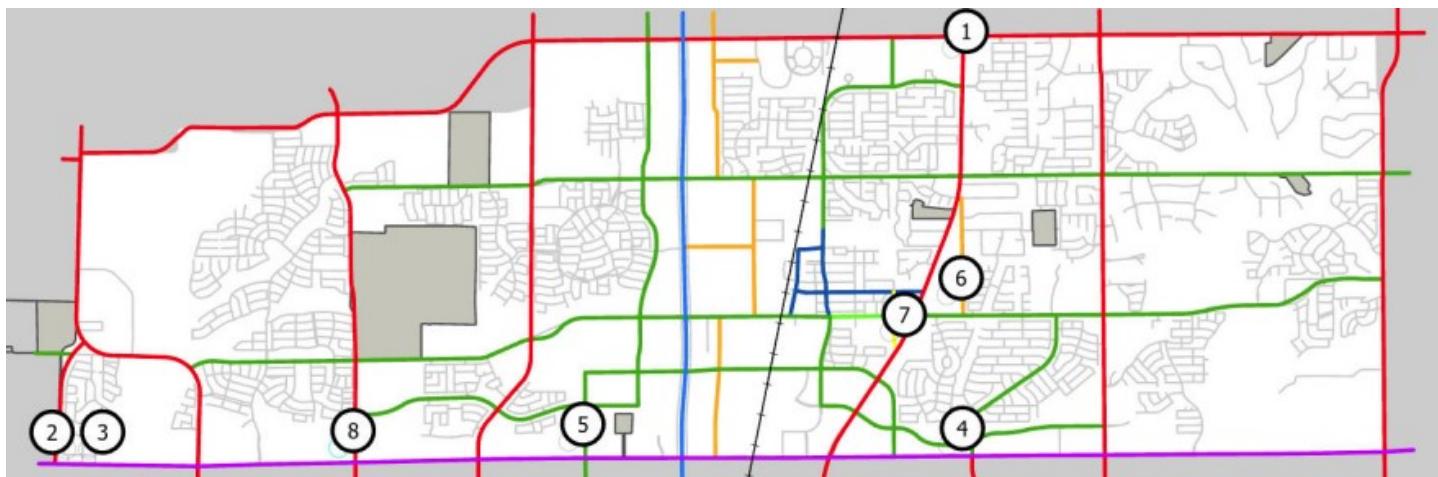
January 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
22	DEVAPP-24-0020	St. Martin de Porres	An Amening Plat of St. Martin de Porres Addition, Block A, Lot 2, on 22.7± acres, located 800' north of University Drive and 0' east of Windsong Parkway, zoned Planned Development-40, Specific Use Permit-15, and Specific Use Per-
23	DEVAPP-24-0022	Prosper Elementary School No. 19	A Façade Plan for an Elementary School on Prosper Elementary School No. 19, Block A, Lot 1, on 13.0± acres, located 0' north of Bancroft Drive and 380' west of Shawnee Trail, zoned Planned Development-36.
24	ZONE-23-0041	305 Seventh Street	A Zoning Change from Single Family-15 to Downtown Single Family on Haiman Addition, Block A, Lot 1, on 0.6± acre, located 0' north of Seventh Street and 120' west of Church Street, zoned Single Family-15.
25	ZONE-24-0001	Planned Development-75 Amendment	A Planned Development Amendment to Planned Development-75 on Collin County School Land Survey No. 12, Abstract No. 147, Tract 74, on 35.7± acres, located on the northwest corner of North Dallas Parkway and West Prosper Trail, zoned Planned Development-75

	January 2023	January 2024	YTD 2023	YTD 2024
Submittals	16	25	16	25

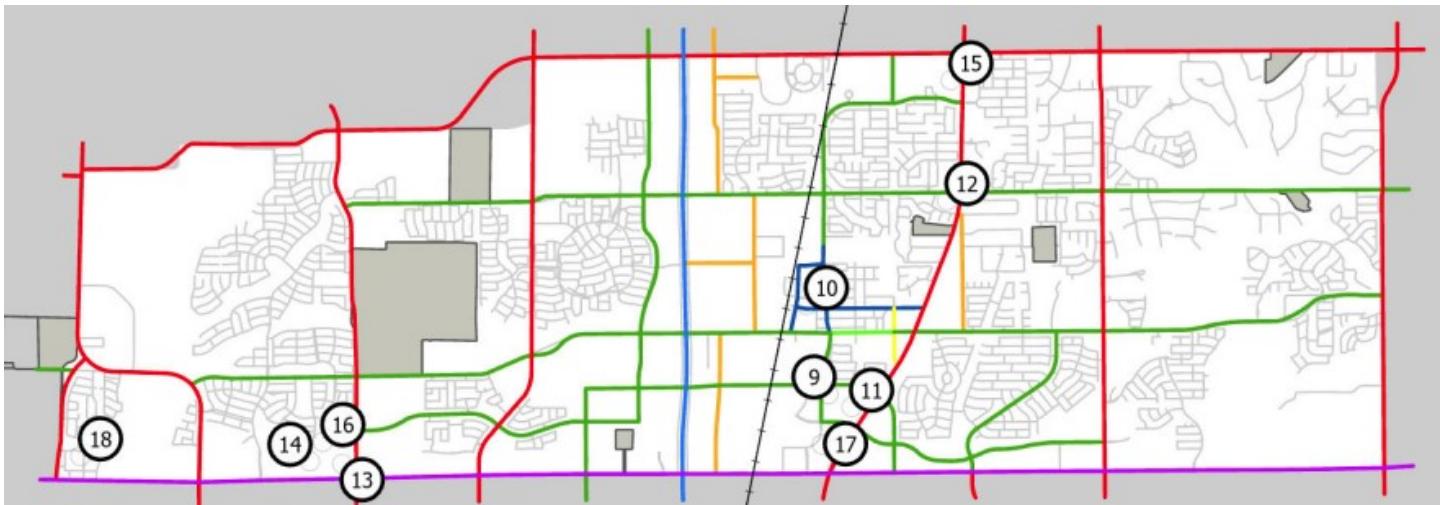
Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	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
2	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
3	Residence Inn	5580 W University Drive	Hotel	Building permit under review Site Plan expires June 6, 2024	123,452	D22-0086
4	Richland Parkway Retail	1221 E University Drive	Retail Store	Building permit in review Site Plan expires December 6, 2024	15,247	DEVAPP-23- 0059
5	Toyota Expansion	2100 W University Drive	Automobile Sales Store	Building permit in review Site Plan expires December 6, 2024	22,226	DEVAPP-23- 0068
6	Prosper Town Cen- ter	241 & 261 S Preston Road	Medical Office	Building permit under review Site Plan expires January 18, 2025	45,000	D19-0076
7	Dutch Bros	520 S Preston Road	Drive Thru Restaurant	Building permit under review Site Plan expires January 18, 2025	950	DEVAPP-23- 0007
8	Cracker Barrel	3830 W Uni- versity Drive	Restaurant/ Retail	Building permit under review Site Plan expires January 18, 2025	8,992	DEVAPP-23- 0088

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.

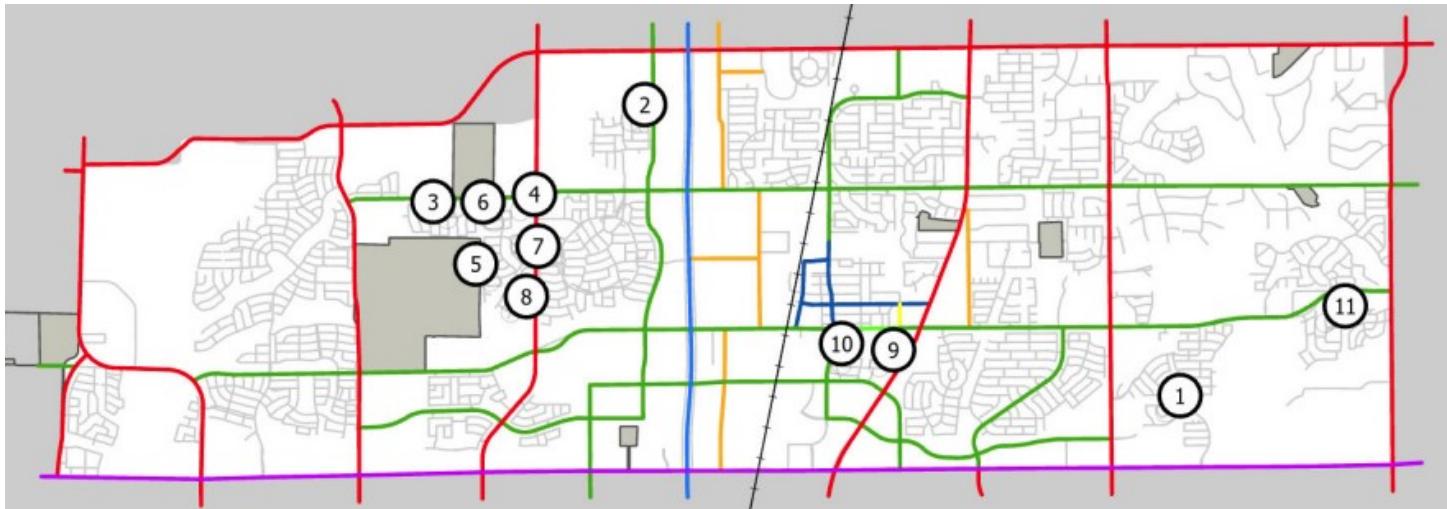
Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	Home 2 Suites	841 S Coleman	Hotel, Limited Services	Building permit under review Site Plan expires January 18, 2025	17,157	DEVAPP-23-0104
10	Prosper Broadway Addition	205 W Broadway Street	Restaurant/Office	No building permit application Site Plan expires January 18, 2025	9,236	DEVAPP-23-0055
11	Outback	840 S Preston Road	Restaurant	Building permit under review Site Plan expires February 15, 2025	4,776	DEVAPP-23-0126
12	Wash Masters	1069 Preston Rd	Car Wash	Building permit under review Site Plan expires April 3, 2025	0	DEVAPP-23-0075
13	Teel Plaza 1	3740 W University Drive	Retail/Restaurant	Building permit under review Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
14	Chili's	3700 W University Drive	Restaurant	Building permit under review Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148
15	Frontier South Retail	1891 N Preston Rd	Retail/Restaurant	Building permit under review Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
16	St. Martin de Porres	4000 W University	House of Worship	Building permit under review Site Plan expires May, 5, 2025	19,799	DEVAPP-23-0170
17	Gates of Prosper Phase 3	North of US Hwy 380 and west of Preston Rd	Retail/Restaurant	No building permit application Site Plan expires June 19, 2025	152,078	DEVAPP-23-0164
18	Westside Grocery	North of US 380 and East of FM 1385	Retail	No building permit application Site Plan expires July 7, 2025	104,284	DEVAPP-23-0134
Total Building Square Footage Under Construction					569,049	

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.

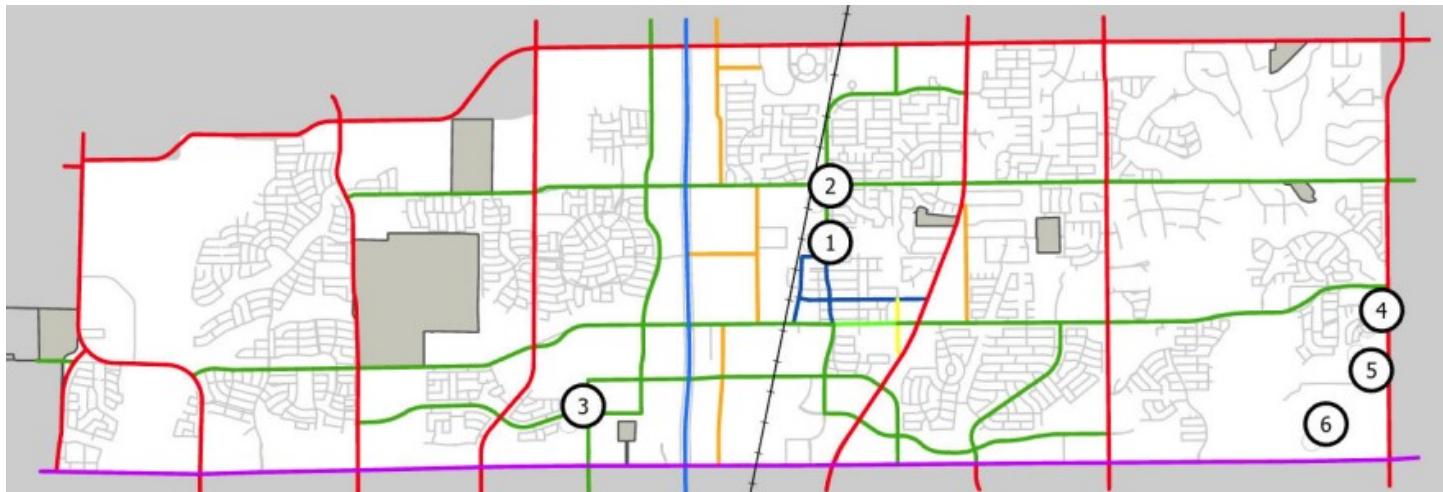
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Legacy Gardens, Phase 2	NWQ Prosper Trail/Dallas Parkway	45.6±	Shovel Ready	106	D22-0027
3	Park Place	SEQ Prosper Trail/Teel Parkway	98.2±	Shovel Ready	206	D22-0058
4	Pearls of Prosper	SWQ Prosper Road/ Legacy Drive	23.2±	Shovel Ready	32	DEVAPP-23-0078
5	Star Trail, Phase 13	NWQ Legacy Drive./ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
6	Starview, Phase 1	NWQ Lovers Lane/Preston Road	23.1±	Shovel Ready	47	D21-0133
7	Starview, Phase 2	NEQ Lovers Lane/Coleman Street	38.4±	Shovel Ready	126	D22-0006
8	Star Trail, Phase 14	SWQ Prosper Road/ Legacy Drive	15.8±	Shovel Ready	54	DEVAPP-23-0157
9	Star Trail, Phase 15	SWQ Prosper Road/ Legacy Drive	20.4±	Shovel Ready	73	DEVAPP-23-0154
10	Star Trail, Phase 16	SWQ Prosper Road/ Legacy Drive	21.9±	Shovel Ready	84	DEVAPP-23-0163
11	Wandering Creek	SWQ First Street/Custer Road	38.6±	Shovel Ready	110	DEVAPP-23-0156
Total Number of Lots Under Construction / Shovel Ready					1,114	

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	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued 10-20-22	188	D21-0081
4	Ladera, Phase 1 (Age Restricted)	4320 Valencia Drive	32.6±	Building permit Amenity Center has been issued 10-25-22	73	D21-0113
5	Ladera, Phase 2 (Age Restricted)	4320 Valencia Drive	43.9±	Building permit Amenity Center has been issued 10-25-22	143	DEVAPP-23-0006
6	Brookhollow	4001 East University Drive	25.2±	Building permits issued 11-30-22	300	D21-0103
Total Number of Lots Under Construction / Shovel Ready					1034 Units	



LIV Multifamily



LIV Townhomes

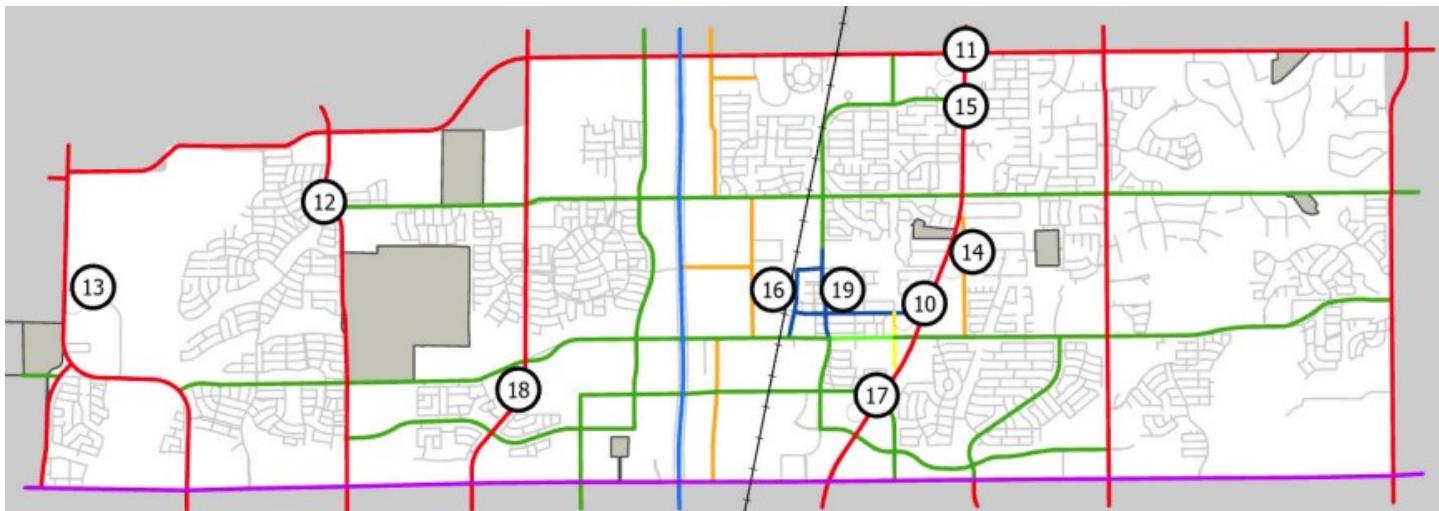
BUILDING INSPECTIONS

Current Non-Residential Construction Activity— 1,301,096 Total of Square Feet
Details for Each Project on Following Pages



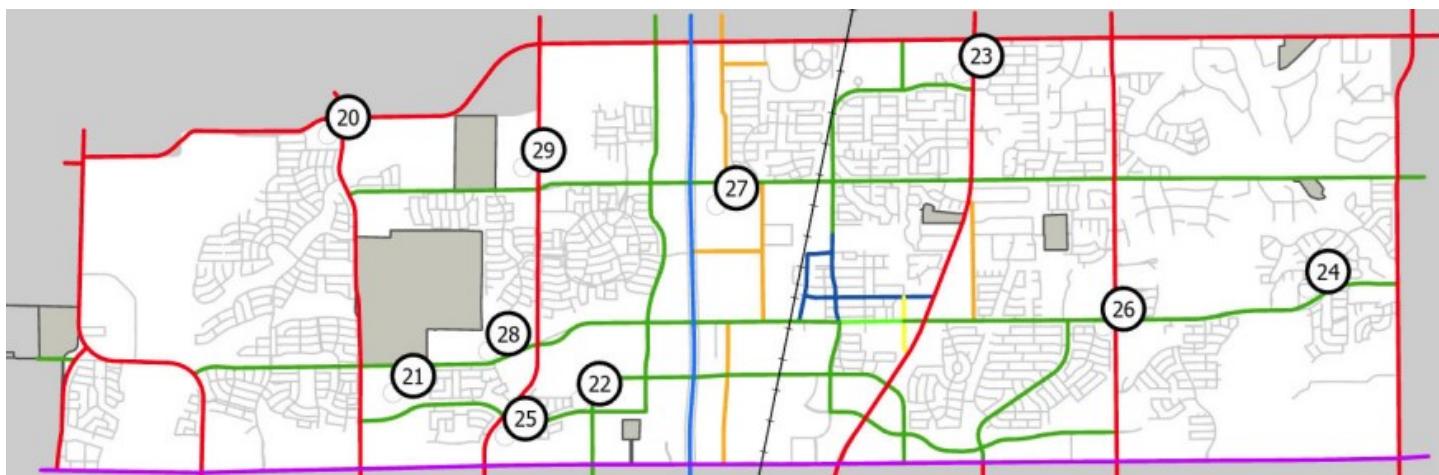
	Case Number	Project Title	Project Address	Square Footage	Value
1	D22-0044	Windsong Veterinary Hospital	1300 North Teel Parkway	4,040	\$864,882
2	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
3	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
4	D22-0016	Atmos Energy	471 Industry Way	1,2881	\$2,757,563
5	D22-0029	Westside Lot 8 Shell	5600 W University Drive	14,000	\$1,320,390
6	D21-0059	Broadway Retail	350 W Broadway Street	11,843	\$1,557,006
7	D22-0031	Holiday Inn Express	1100 Mahard Parkway	64,098	\$11,758,124
8	DEVAPP-23-0032	Costco	5620 W University Drive	161,060	\$17,500,000
9	D22-0075	Star Trail West Amenity Center	500 Cool River Trail	1,790	\$323,746

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	DEVAPP-22-004	Windmill Hill Retail Shell	100 S. Preston Road	13,253	\$1,870,305
11	D22-0096	Legacy ER	211 W. Frontier Pkwy	11,1230	\$4,204,512
12	D20-0106	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540
13	D21-0111	Grace Chapel	300 Denton Way	16,934	\$4,376,043
14	D19-0124	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494
15	D21-0129	Victory at Frontier, Lot 5	2051 North Preston Road	4,845	\$582,480
16	D22-0069	Broadway Retail Phase 2	390 W Broadway Street	22,888	\$839,275
17	DEVAPP-23-0042	Frost Bank	860 S. Preston Road	5,200	\$952,655
18	DEVAPP-23-0004	Little Wonders Montessori	920 S. Legacy Drive	13,917	\$287,874
19	D22-0069	Broadway Retail Bld 2	370 W. Broadway Street	5,107	\$839,275

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
20	DEVAPP-23-0070	PISD MS #6	1451 N Teel Parkway	156,646	\$53,943,011
21	DEVAPP-23-0065	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120
22	D21-0131	Prosper Center Office Phase 1	2120 Prairie Drive	23,500	\$638,947
23	D22-0086	Victory Shops at Frontier Retail 4—Lot 7	201 W Frontier Parkway	11,803	\$1,113.183
24	DEVAPP-23-0221	Lighthouse Church	3851 E. First Street	12,030	\$3,108,763
25	DEVAPP - 23-0109	One Community Church	2601 Prairie Drive	53,165	\$5,493,958
26	DEVAPP - 23-0125	St. Paul's Episcopal Church	420 S Coit Road	20,505	\$514,000
27	DEVAPP - 23-0112	Prestonwood Baptist Church	1001 W Prosper Trail	213,628	\$1,216,760
28	D22-0052	CHC Medical Office Bld B	2760 W First Street	9,255	\$1,216,760
29	DEVAPP - 23- 0028	Wireless Communication Tower	1187 N Legacy Drive	2,304	\$250,000

Single Family Permits YTD by Subdivision

	Builders	Permits Issued January 2024
Brookhollow	Tradition Homes	4
Cambridge	Tradition & First Texas Homes	9
Lakes of Legacy	Shaddock	9
Lakewood	Highland Toll Brothers Tradition Homes	15
Legacy Gardens	Riseland	1
Malabar Hills	Sumeer Homes Inc.	3
Montclair	Our Country Homes	1
Star Trail	American Legend & Highland	25
Twin Creeks Ranch	Hausler Custom Homes	1
Windsong	Southgate Drees Shaddock Normandy	53
Totals	HOUSES	121

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, January

	January 2023	YTD 2023	January 2024	YTD 2024
Code Compliance Inspections	97	97	94	94
Citations Issued	1	1	1	1
Health Inspections	19	19	46	46

Health Inspection Results, January 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Dunkin Donuts	Restaurant	1921 N Preston Rd Ste 10	75	Pass
Dunkin Donuts	Restaurant	1921 N Preston Rd Ste 10	Follow Up	Pass
Dunkin Donuts	Restaurant	1921 N Preston Rd Ste 10	Complaint	N/A
Killa Pie	Restaurant	1100 S Preston Rd Ste 10	Follow Up	Pass
Peak's Treats	Restaurant	4200 W University Dr	91	Pass
Panera Bread	Restaurant	4480 W University Dr	93	Pass
Panera Bread	Restaurant	4480 W University Dr	Follow Up	Pass
Panera Bread	Restaurant	4480 W University Dr	Complaint	N/A
Mana Adda	Restaurant	2361 E University Dr Ste 90	Complaint	N/A
Mana Adda	Restaurant	2361 E University Dr Ste 90	Follow Up	Pass
Z Donuts	Restaurant	2381 E University Dr	CO Final Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Super Wings	Restaurant	2770 W First St Ste 30	Preliminary Inspection	Pass
Super Wings	Restaurant	2770 W First St Ste 30	CO Final Inspection	Pass
Jimmy John's	Restaurant	4890 W University Dr Ste 90	Preliminary Inspection	Pass
Jimmy John's	Restaurant	4890 W University Dr Ste 90	CO Final Inspection	Pass
Chick N' Burger	Restaurant	2111 E University Dr Ste 60	Courtesy Preliminary Inspection	N/A
Chick N' Burger	Restaurant	2111 E University Dr Ste 60	Preliminary Inspection	Pass
Chick N' Burger	Restaurant	2111 E University Dr Ste 60	CO Final Inspection	Pass
7-Eleven	Convenience Store	390 S Preston Rd	83	Pass
7-Eleven	Convenience Store	390 S Preston Rd	Complaint	N/A
Kroger	Grocery Store	1250 N Preston Rd	91	Pass
Kroger	Grocery Store	1250 N Preston Rd	Follow Up	Pass
Kroger	Grocery Store	1250 N Preston Rd	Complaint	N/A
Kroger	Grocery Store	1250 N Preston Rd	Complaint	N/A
Walmart	Grocery Store	500 Richland Blvd	85	Pass
Walmart	Grocery Store	500 Richland Blvd	Follow Up	Pass
Walmart	Grocery Store	500 Richland Blvd	Complaint	N/A

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or	Pass/Fail
DonutNV	Temporary Food Inspection	800 Sommerville Dr	N/A	Pass
Kona Ice Truck #1	Hot Truck	N/A	N/A	Pass
Kona Ice Truck #2	Hot Truck	N/A	N/A	Pass
Kona Ice Truck #3	Hot Truck	N/A	N/A	Pass
Kona Ice Truck #4	Hot Truck	N/A	N/A	Pass
Honeylu's Coffee	Hot Truck	N/A	N/A	Pass
Alma's Cocina	Hot Truck	N/A	N/A	Pass
United Caterers Unit #5544	Hot Truck	N/A	N/A	Pass
United Caterers Unit #2005	Hot Truck	N/A	N/A	Pass
United Caterers Unit #1143	Hot Truck	N/A	N/A	Pass
The Pink Co Truck #1	Hot Truck	N/A	N/A	Pass
The Pink Co Truck #2	Hot Truck	N/A	N/A	Pass