



# Development Services Monthly Report

## Development Activity

### May 2024

#### Development Services

#### Planning

#### Building Inspections

#### Health & Code Compliance

#### Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of May 2024

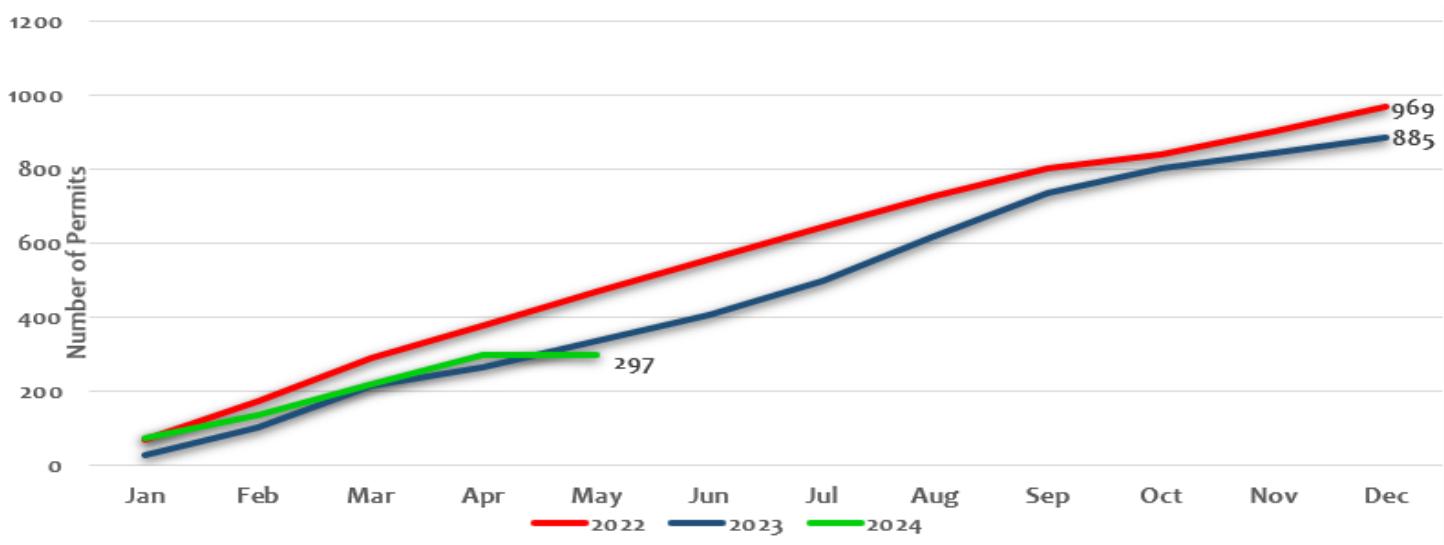
Single Family & Townhome Permits Issued – 78

Single Family & Townhome Permits Finaled – 38

Single Family & Commercial Inspections – 3,170

Certificates of Occupancy Issued – 11

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

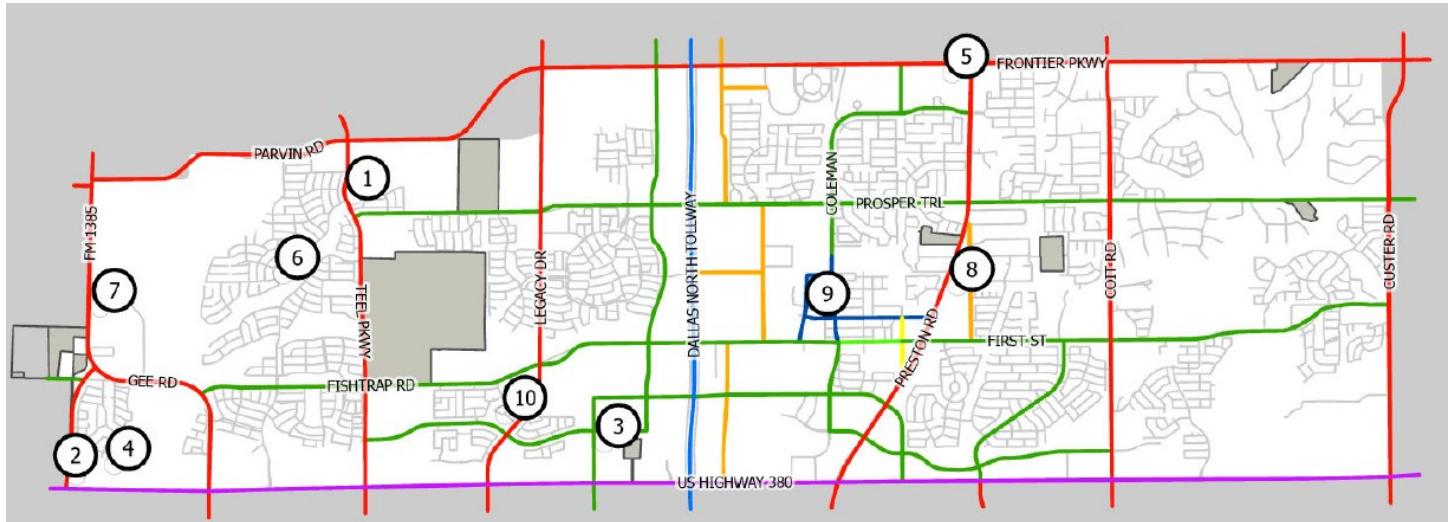


#### Single Family Residential Permits Issued by Quarter

	May	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	469	289	266	249	165	969
2023	336	202	193	325	152	872
2024	78	219	—	—	—	297

# PLANNING

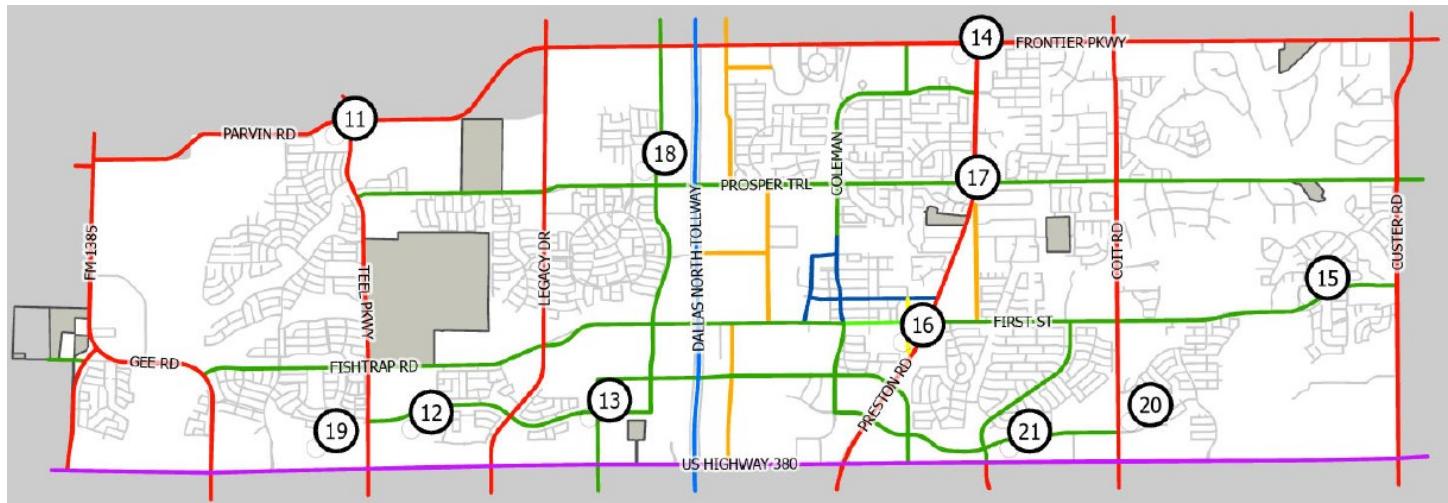
## May 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0051	Hilton Garden Inn	A Façade Plan for a Full-Service Hotel on MSW Prosper Addition, Block A, Lot 1, on $5.9\pm$ acres, located on the east side of Mahard Parkway and $500\pm$ feet south of Prairie Drive, zoned Planned Development-47.
2	DEVAPP-24-0053	Hilton Garden Inn	A Site Plan for a Full-Service Hotel on MSW Prosper Addition, Block A, Lot 1, on $5.9\pm$ acres, located on the east side of Mahard Parkway and $500\pm$ feet south of Prairie Drive, zoned Planned Development-47.
3	DEVAPP-24-0054	Hilton Garden Inn	A Final Plat of MSW Prosper Addition, Block A, Lot 1, on $5.9\pm$ acres, located on the east side of Mahard Parkway and $500\pm$ feet south of Prairie Drive, zoned Planned Development-47.
4	DEVAPP-24-0071	Anvita Addition	A Final Plat of Anvita Addition, Blocks A-D, on $16.4\pm$ acres, located on the southeast corner of Coit Road and First Street, zoned Single Family-15 and Specific Use Permit-44.
5	DEVAPP-24-0072	Bryant ES Portables	A Site Plan for Temporary Buildings on Prosper Elementary School No. 14, Block A, Lot 1, on $10.0\pm$ acres, located on the northwest corner of Teel Parkway and Freeman Way, zoned Planned Development-40.
6	DEVAPP-24-0073	Stuber ES Portables	A Site Plan for Temporary Buildings on Prosper Center, Block A, Lot 8, on $11.5\pm$ acres, located on the southeast corner of Village Park Lane and First Street, zoned Planned Development-14.
7	DEVAPP-24-0074	Hall ES Portables	A Site Plan for Temporary Buildings on Prosper Elementary School No. 15, Block A, Lot 1, on $14.4\pm$ acres, located on the southeast corner of Legacy Drive and Star Meadow Trail, zoned Planned Development-66.
8	DEVAPP-24-0075	Rushing MS Portables	A Site Plan for Temporary Buildings on Prosper School Church Addition, Block A, Lot 1, on $31.2\pm$ acres, located on the northwest corner of Harper Road and First Street, zoned Agricultural.
9	DEVAPP-24-0076	WSR Amenity Center No. 4	An Amending Plat of Windsong Ranch, Phase 6E, Block X, Lot 3, on $1.9\pm$ acres, located on the northwest corner of Bridges Drive and Verdin Street, zoned Planned Development-40.

# PLANNING

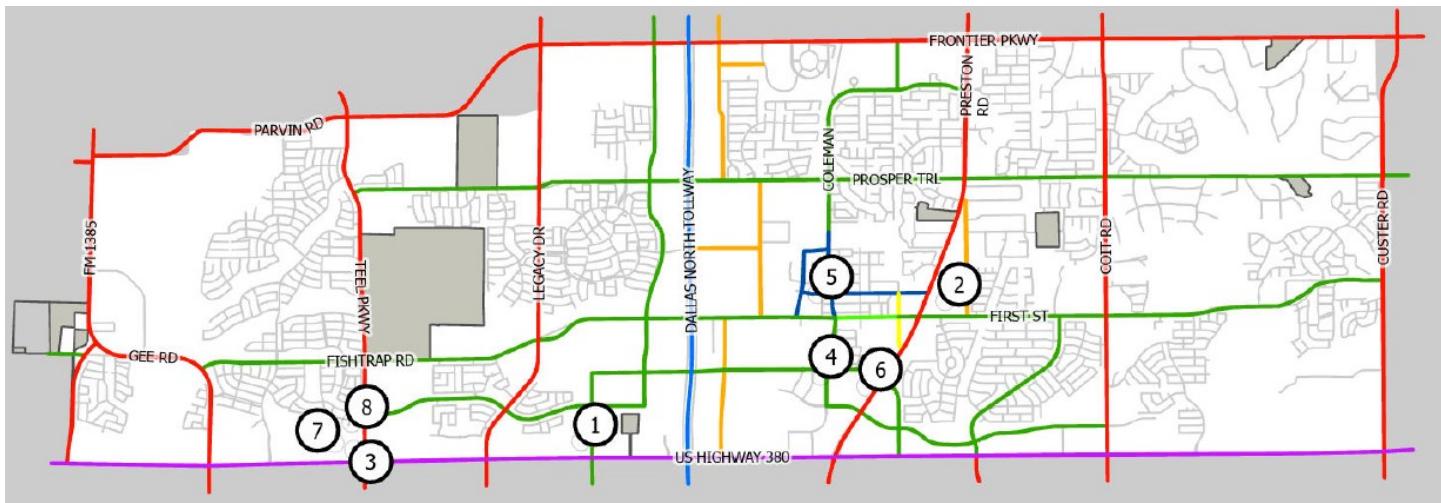
## May 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
10	DEVAPP-24-0077	St. Paul's Episcopal Church	An Amending Plat of St. Paul's Episcopal Church, Block A, Lot 1, on $7.1\pm$ acres, located on the southwest corner of Coit Road and First Street, zoned Planned Development-6 and Specific Use Permit-10.
11	ZONE-24-0006	207 North Coleman Street	A Zoning Change from Single Family-15 to a Planned Development for a Retail Building on Mitchell Addition, Block 2, Lot 2B, on $0.2\pm$ acres, located on the west side of Coleman Street and $120\pm$ feet north of Fifth Street, zoned Single Family-15.
12	ZONE-24-0008	Planned Development-51 Amendment	An Amendment to Planned Development-51 to allow for Multifamily, Office, Restaurant, and Retail Buildings on J. Morton Survey, Abstract 793, Tract 13, on $31.4\pm$ acres, located on the northeast corner of FM 1385 and First Street, zoned Planned Development-51.
13	ZONE-24-0009	SEC FM 1385 & First Street	A Zoning Change from Agricultural to a Planned Development for Restaurant Buildings on J. Gonzales Survey, Abstract 447, Tract 1, on $3.0\pm$ acres, located on the southeast corner of FM 1385 and First Street, zoned Agricultural.
14	ZONE-24-0010	Drone Ordinance	An Amendment to the Zoning Ordinance amending Chapter 3, Sections 1 & 2, to add Commercial Drone Delivery Hub use, standards, and definition.
15	ZONE-24-0011	Planned Development-59 Amendment	An Amendment to Planned Development-59 for the location of a screening wall on Twin Creek Ranch, Phase 1, on $22.4\pm$ acres, located on the south side of Frontier Parkway and $5,000\pm$ feet west of Custer Road, zoned Planned Development-59.

	May 2023	May 2024	YTD 2023	YTD 2024
Submittals	13	15	70	77

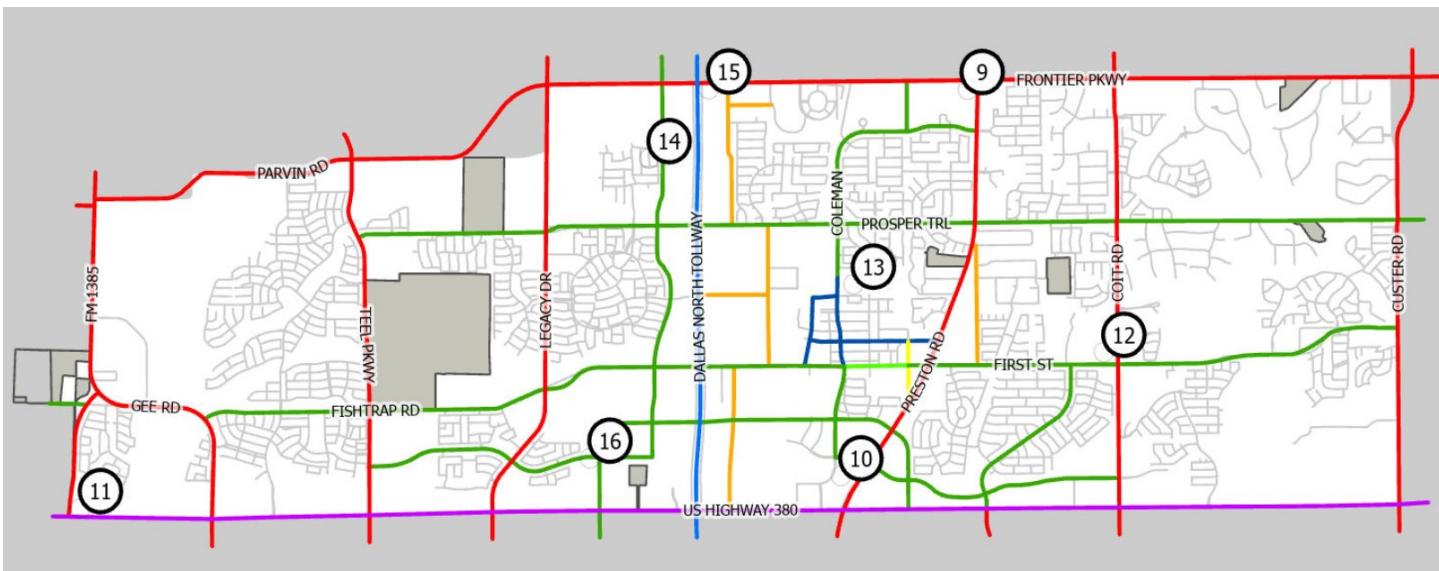
## Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Toyota Expansion	2100 West University Drive	Automobile Sales Store	Building permit under review Site Plan expires December 6, 2024	22,226	DEVAPP-23-0068
2	Prosper Town Center	241 South Preston Road	Medical Office	Building permit under review Site Plan expires January 18, 2025	45,000	D19-0076
3	Cracker Barrel	3830 West University Drive	Restaurant	Building permit under review Site Plan expires January 18, 2025	8,992	DEVAPP-23-0088
4	Home 2 Suites Inn	841 South Coleman Street	Limited-Service Hotel	Building permit under review Site Plan expires January 18, 2025	17,157	DEVAPP-23-0104
5	Downtown Restaurant	205 West Broadway Street	Office/ Restaurant	Building permit under review Site Plan expires January 18, 2025	9,236	DEVAPP-23-0055
6	Outback	840 South Preston Road	Restaurant	Building permit reviewed Site Plan expires February 15, 2025	4,936	DEVAPP-23-0126
7	Teel Plaza 1	3740 West University Drive	Restaurant/ Retail Store	No building permit application Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
8	Chili's	3700 West University Drive	Restaurant	Building permit reviewed Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148

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.

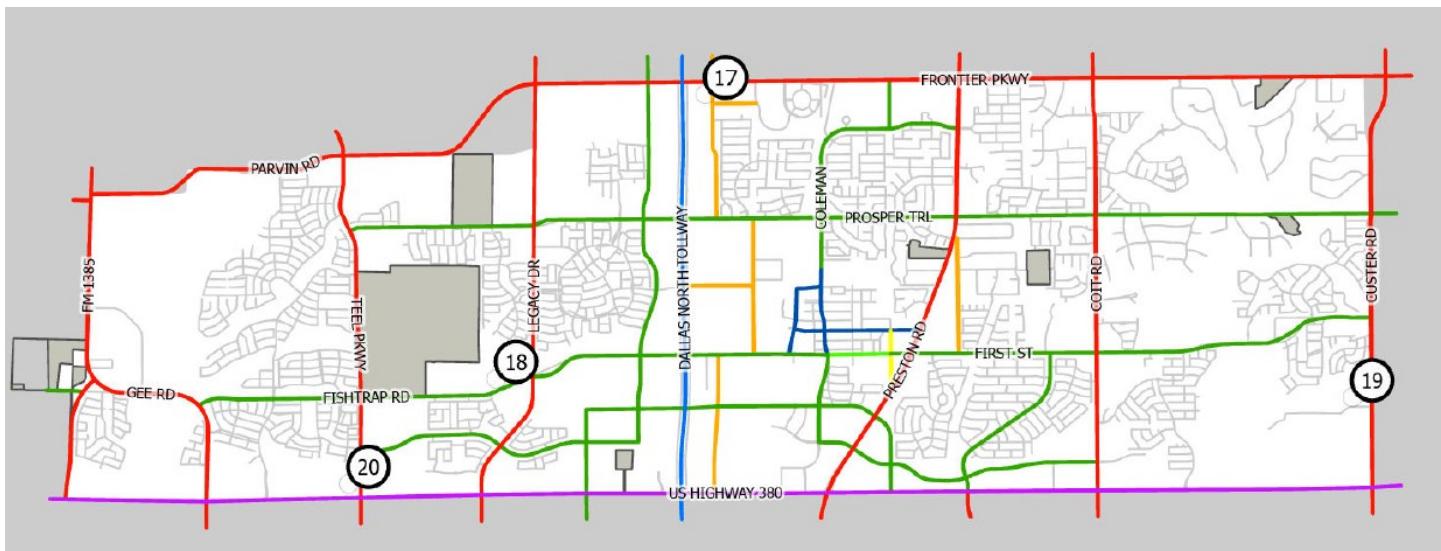
# Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Frontier South Retail 1	1891 North Preston Road	Drive-Through Restaurant/Retail Store	Building permit under review Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
10	Gates of Prosper Phase 3	1081 Gates Parkway	Restaurant/Retail Store	Building permit under review Site Plan expires June 19, 2025	152,078	DEVAPP-23-0164
11	Westside Grocery	5530 West University Drive	Retail Store	Building permit under review Site Plan expires July 7, 2025	23,550	DEVAPP-23-0134
12	Raymond Community Park	2101 East First Street	Public Park	Building permit reviewed Site Plan expires August 20, 2025	2,250	DEVAPP-23-0205
13	Reynolds Middle School	700 North Coleman Street	Middle School	Building permit issued Site Plan expires September 5, 2025	33,586	DEVAPP-24-0012
14	PISD Elementary School No. 19	1760 Bancroft Drive	Elementary School	Building permit under review Site Plan expires September 19, 2025	96,113	DEVAPP-23-0195
15	McDonald's	2105 West Frontier Parkway	Drive-Through Restaurant	Building permit under review Site Plan expires October 2, 2025	4,445	DEVAPP-23-0202
16	Prosper Office Condos Phase 2	2120 Prairie Drive	Medical Office	No building permit application Site Plan expires October 23, 2025	28,172	DEVAPP-23-0093

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## Shovel Ready—Non-Residential Project Status



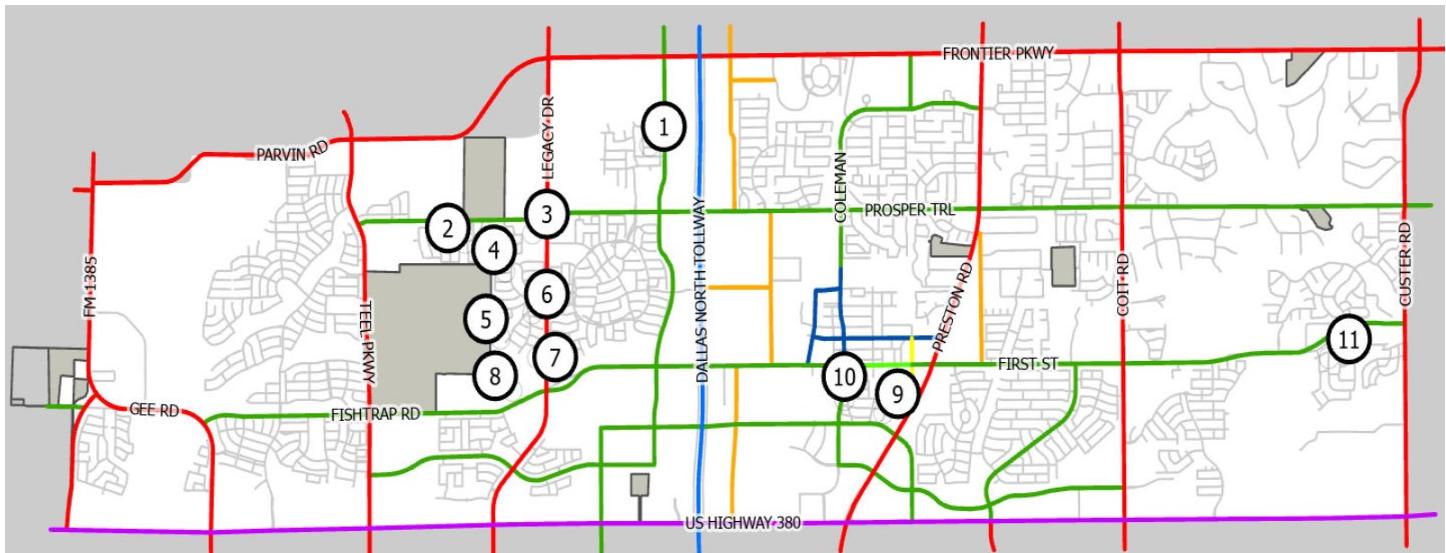
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	HEB	2145 West Frontier Parkway	Big Box Retail Store	Building permit under review Site Plan expires October 23, 2025	133,373	DEVAPP-23-0182
18	One United Volleyball	2780 West First Street	Indoor Volleyball Facility	No building permit application Site Plan expires November 7, 2025	73,645	DEVAPP-23-0030
19	SCI Funeral Home	5788 County Road 933	Funeral Home	No building permit application Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
20	Teel Lot 7 Retail	3810 West University Drive	Retail Store	No building permit application Site Plan expires November 21, 2025	25,500	DEVAPP-24-0006

**Total Building Square Footage Under Construction**

**729,358**

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

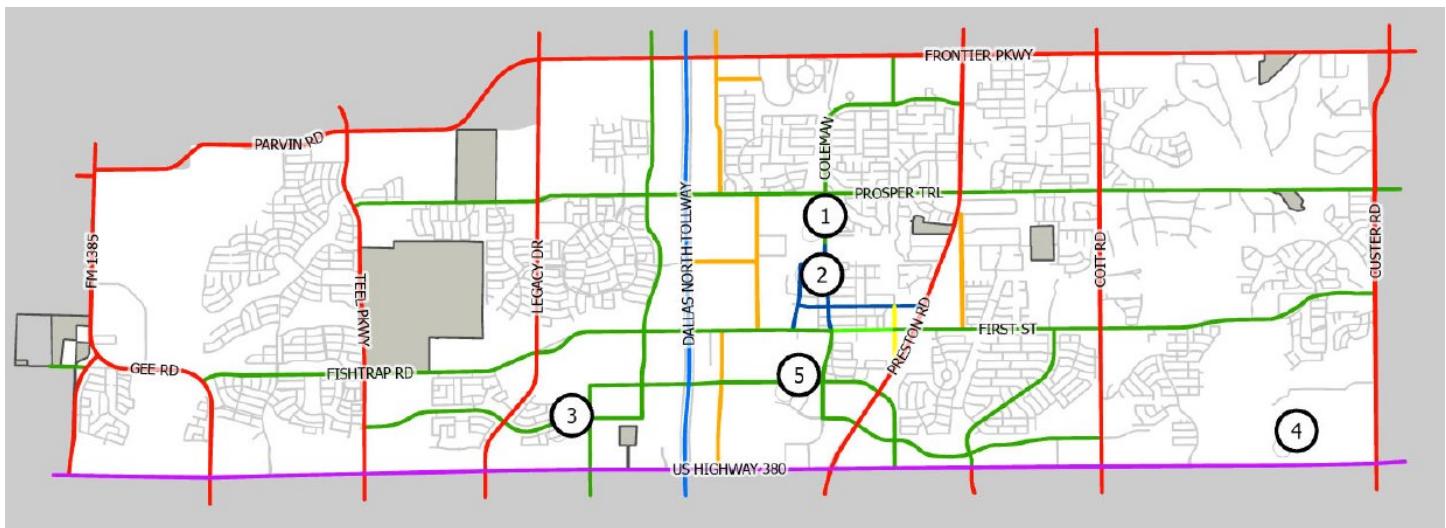


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Legacy Gardens, Phase 2	NWQ Dallas Parkway/ Prosper Trail	45.6±	Under Construction	100	D22-0027
2	Park Place	SEQ Teel Parkway/ Prosper Trail	98.2±	Under Construction	206	D22-0058
3	Pearls of Prosper	SWQ Legacy Drive/	23.2±	Shovel Ready	32	DEVAPP-23-0078
4	Star Trail, Phase 14	SWQ Legacy Drive/ Prosper Trail	15.9±	Under Construction	54	DEVAPP-23-0157
5	Star Trail, Phase 15	SWQ Legacy Drive/	20.4±	Under Construction	73	DEVAPP-23-0154
6	Star Trail, Phase 16	SWQ Legacy Drive/	22.0±	Under Construction	84	DEVAPP-23-0163
7	Star Trail, Phase 17	NWQ Legacy Drive/ First Street	27.0±	Shovel Ready	48	DEVAPP-23-0169
8	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Shovel Ready	54	DEVAPP-23-0223
9	Starview, Phase 1	NWQ Preston Road/ Lovers Lane	23.1±	Under Construction	47	D21-0133
10	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Shovel Ready	126	D22-0006
11	Wandering Creek, Phase 1	SWQ Custer Road/ First Street	48.9±	Under Construction	110	DEVAPP-23-0156
<b>Total Number of Lots Under Construction / Shovel Ready</b>					<b>934</b>	

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	188	D21-0081
4	Brookhollow Multi-family	4001 East University Drive	21.8±	Building permit has been issued	300	D21-0103
5	Gates of Prosper Multifamily, Phase 2	890 Bravo Way	16.0±	Building permit has not been issued	256	DEVAPP-23-0210
<b>Total Number of Lots Under Construction / Shovel Ready</b>					<b>1,074 Units</b>	

### LIV Multifamily



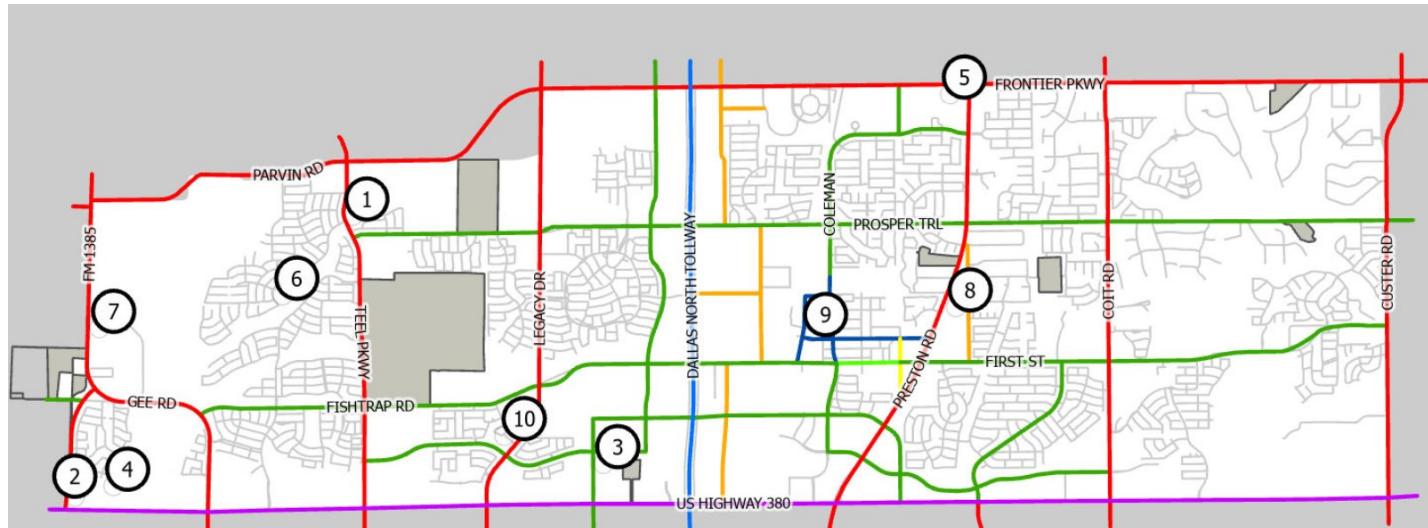
### LIV Townhomes



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

# BUILDING INSPECTIONS

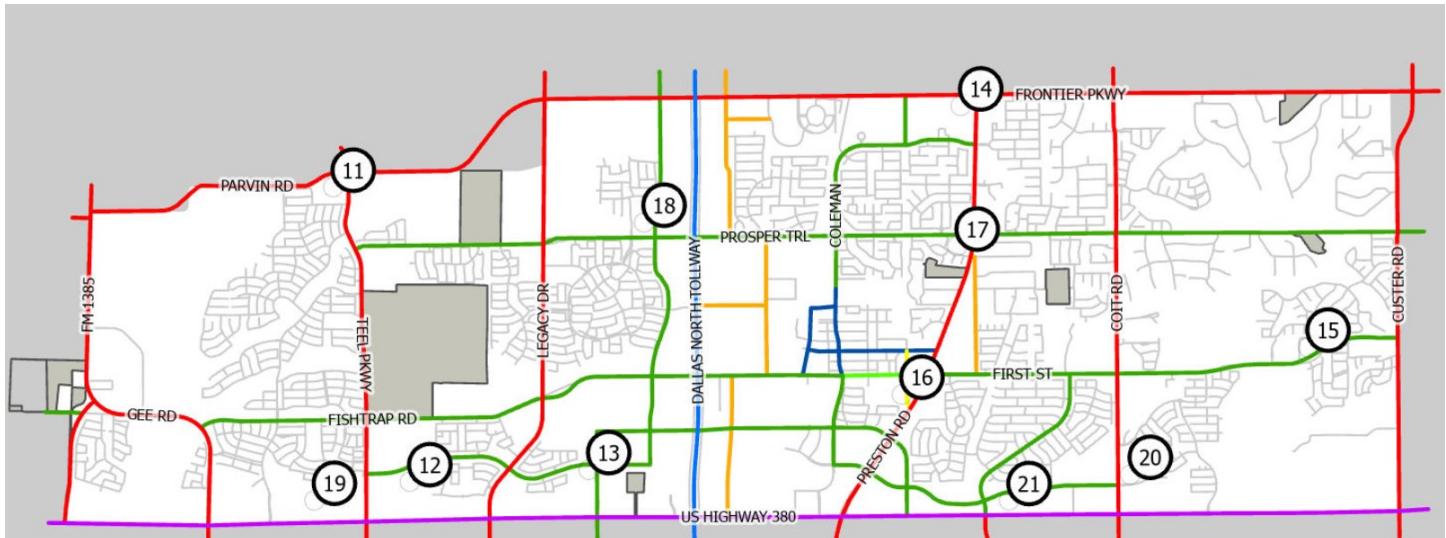
Current Non-Residential Construction Activity—Total of 1,214,558 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Square Footage	Value
1	COM22-0061	Windsong Veterinary	1300 North Teel Parkway	4,040	\$864,882.00
2	SH22-0007	Westside Lot 8	5600 West University Drive	14,000	\$1,320,390.40
3	COM22-0056	Holiday Inn	1100 Mahard Parkway	64,098	\$11,758,124.30
4	COM23-0028	Costco Warehouse	5620 West University Drive	160,549	\$18,927,442.71
5	COM-22-0003	Legacy ER	211 West Frontier Pkwy	11,230	\$4,204,512.00
6	COM-23-0039	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
7	COM-23-0083	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
8	COM-23-0032	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
9	COM-22-0008	Broadway Retail Phase 2	390 West Broadway Street	22,888	\$839,275.70
10	COM-23-0024	Little Wonders Montessori	920 South Legacy Drive	13,917	\$287,874.42

# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,217,558 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
11	COM-23-0031	PISD MS #6	1451 North Teel Parkway	156,646	\$53,943,011.24
12	COM-23-0040	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88
13	COM-23-0077	Prosper Center Office Phase 1	2120 Prairie Drive	23,500	\$638,947.31
14	COM-23-0009	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42
15	COM-23-0070	Lighthouse Church	3851 East First Street	12,030	\$3,108,763.73
16	COM-23-0037	Dutch Bros Coffee	520 South Preston Road	950	\$156,121.39
17	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
18	COM-23-0068	Offices at Prosper Trail	1630 West Prosper Trail, Building 4 & Building 5	6,030	\$1,290,515.80
19	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
20	COM-24-0018	Rogers Middle School Addition	1001 South Coit Road	4,119	\$955,213.40
21	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99

## Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	26
Cambridge	First Texas Tradition Homes	30
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	4
Lakes of Legacy	Shaddock	11
Lakewood	Highland Toll Brothers Tradition Homes	27
Legacy Gardens	Riseland	7
Malabar Hills	Sumeer Homes Inc.	2
Star Trail	American Legend Highland Homes Perry Homes	118
Tanner Mills	First Texas Homes	2
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	118
Total	<b>Houses</b>	<b>347</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, April

	May 2023	YTD 2023	May 2024	YTD 2024
Code Compliance Inspections	255	1148	263	985
Citations Issued	3	13	5	9
Health Inspections	64	164	64	211

## Health Inspection Results, May 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Whataburger	Restaurant	1201 S Preston Rd	90	Pass
Whataburger	Restaurant	1201 S Preston Rd	Complaint Inspection	Pass
Pie Five Pizza	Restaurant	1101 S Preston Rd Ste 10	Preliminary Inspection	Fail
Einstein Bros Bagels	Restaurant	100 S Preston Rd Ste 50	Preliminary Inspection	Pass
Einstein Bros Bagels	Restaurant	100 S Preston Rd Ste 50	CO Final Inspection	Pass
Dickey's BBQ	Restaurant	4325 E University Dr Ste 40	CO Final Inspection	Pass
Black Hawk Brewery	Restaurant	390 W Broadway St	Courtesy Inspection	N/A
Black Hawk Brewery	Restaurant	390 W Broadway St	Preliminary Inspection	Pass
Black Hawk Brewery	Restaurant	390 W Broadway St	CO Final Inspection	Pass
Crumbl Cookies	Restaurant	220 S Preston Rd Ste 10	Courtesy Inspection	N/A
Kroger	Grocery Store	4650 W University Dr	Complaint Inspection	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Walmart	Grocery Store	500 Richland	Complaint Inspection	Pass
St Martin de Porres Catholic School	School	4000 W University Dr	100	Pass
Founders Classical Academy of Prosper	School	4250 E First St	100	Pass
Cheek Middle School	School	200 Denton Way	100	Pass
Reynolds Middle School	School	700 N Coleman St	97	Pass
Rogers Middle School	School	1001 S Coit Rd	100	Pass
Rushing Middle School	School	3080 W First St	100	Pass
Prosper High School - Main Kitchen	School	301 Eagle Dr	99	Pass
Prosper High School - Union Coffee	School	301 Eagle Dr	100	Pass
Prosper High School - Eagle Market	School	301 Eagle Dr	100	Pass
Prosper High School - Provisions	School	301 Eagle Dr	100	Pass
Prosper High School - Bento Nouveau	School	301 Eagle Dr	100	Pass
Walnut Grove High School - Main Kitchen	School	3500 E First St	94	Pass
Walnut Grove High School - Union Coffee	School	3500 E First St	100	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Walnut Grove High School - Wild Cat Market	School	3500 E First St	100	Pass
Walnut Grove High School - Greens to Grains	School	3500 E First St	100	Pass
Walnut Grove High School Culinary Arts/ Hardy's Café	School	3500 E First St	98	Pass
Whispering Farms Montessori Academy	Daycare	2460 E Prosper Trl	Imminent Health Hazard (Fire)	Pass
Hooptie Tacos	Hot Truck	540 Hampshire Dr	N/A	Pass
Heavenly Eatery LLC	Hot Truck	N/A	N/A	Pass
Firehouse Shaved Ice	Cold Truck	105 N Coleman	N/A	Pass
The Baked Bear	Cold Truck	N/A	N/A	Pass
At Your Service Catering & Event Planning	Temporary Event	N/A	N/A	Pass
Dillas Quesadillas Unit 3	Temporary Event	3500 E First St	N/A	Pass
El Tricolor	Temporary Event	N/A	N/A	Pass
Villages at Star Trail	HOA Pool	1851 Star Trail Pkwy	N/A	Pass
Villages at Star Trail	HOA Pool	1851 Star Trail Pkwy	N/A	Pass
Villages of Star Trail	HOA Pool	500 Cool River Trail	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Legacy Gardens	HOA Pool	1800 Wynne Ave	N/A	Pass
Gentle Creek	HOA Pool	2731 Gentle Creek Trl	N/A	Pass
Lakewood at Brookhol-low	HOA Pool	2821 Meadowbrook Blvd	N/A	Pass
Frontier Estates	HOA Pool	1801 Bozman Trl	N/A	Pass
Enclaves Lakes of Pros- per	HOA Pool	1050 Waterview Dr	N/A	Pass
Windsong Ranch Lagoon	HOA Pool	4000 Pepper Grass Ln	N/A	Pass
Tanner Mills	HOA Pool	440 Kingsbury Ln	N/A	Pass
Tanner Mills	HOA Splash Pad	440 Kingsbury Ln	N/A	Pass
Orion Prosper Lakes LLC	Apartment Pool	880 S Coit Rd	N/A	Pass
Orion Prosper LLC	Apartment Pool	980 S Coit Rd	N/A	Pass
Cortland Windsong Ranch	Apartment Pool	4500 Bluestem Dr	N/A	Pass
LA Fitness - Main Pool	Public Pool	4900 W University Dr	N/A	Fail
LA Fitness - Women's Spa	Public Pool	4900 W University Dr	N/A	Pass
LA Fitness - Men's Spa	Public Pool	4900 W University Dr	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Primrose School of Prosper	Daycare Splash Pad	1185 La Cima Blvd	N/A	Pass
Primrose School of Windsong	Daycare Splash Pad	1050 Gee Rd	N/A	Pass
Children's Lighthouse	Daycare Splash Pad	600 N Preston Rd	N/A	Pass
Kids 'R' Kids	Daycare Splash Pad	130 N Coit Rd	N/A	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.*