



Development Services

Monthly Report

Development Activity

June 2024

Development Services

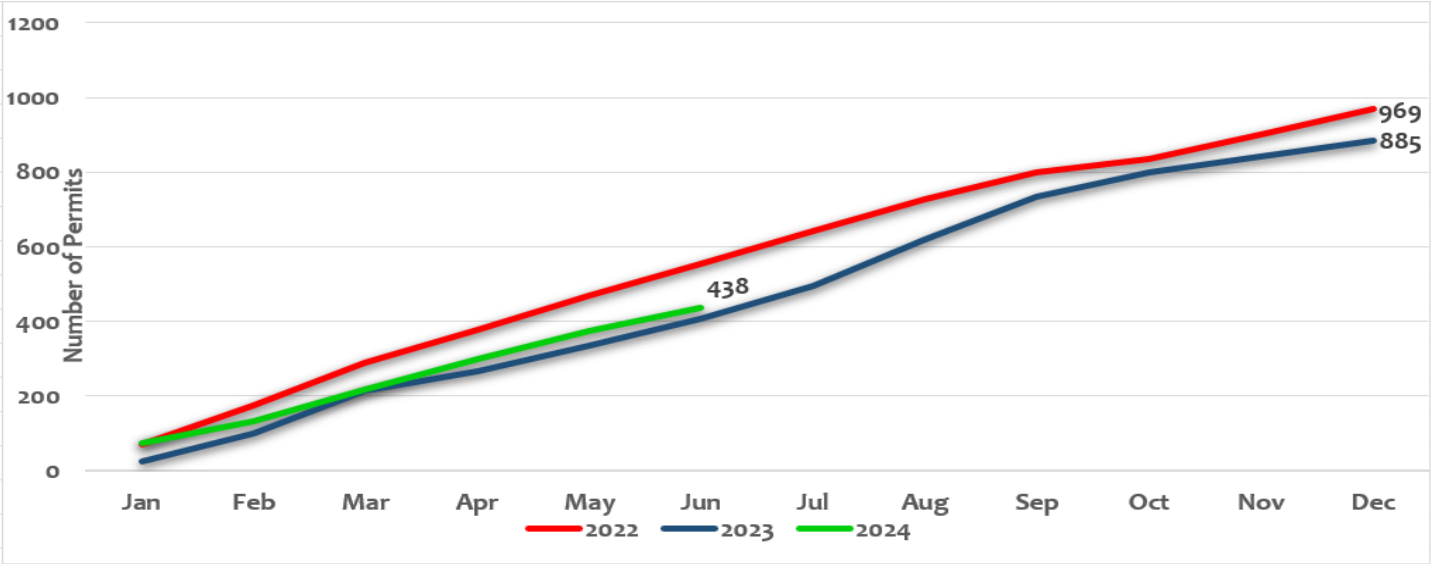
Planning
 Building Inspections
 Health & Code Compliance

Physical Address:
 250 West First Street

Development at a Glance for the month of June 2024

- Single Family & Townhome Permits Issued – 62
- Single Family & Townhome Permits Finaled – 44
- Single Family & Commercial Inspections – 2,688
- Certificates of Occupancy Issued – 15

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

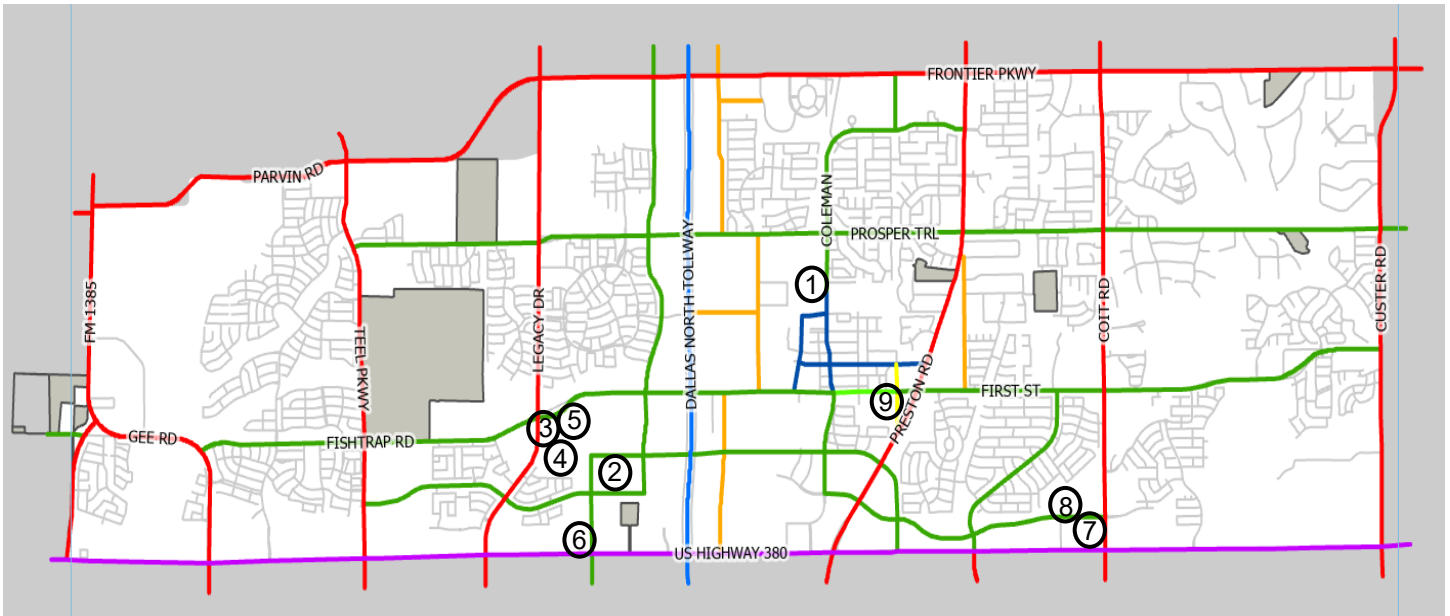


Single Family Residential Permits Issued by Quarter

	June	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	91	289	266	249	165	969
2023	72	202	193	325	152	872
2024	62	219	219	—	—	438

PLANNING

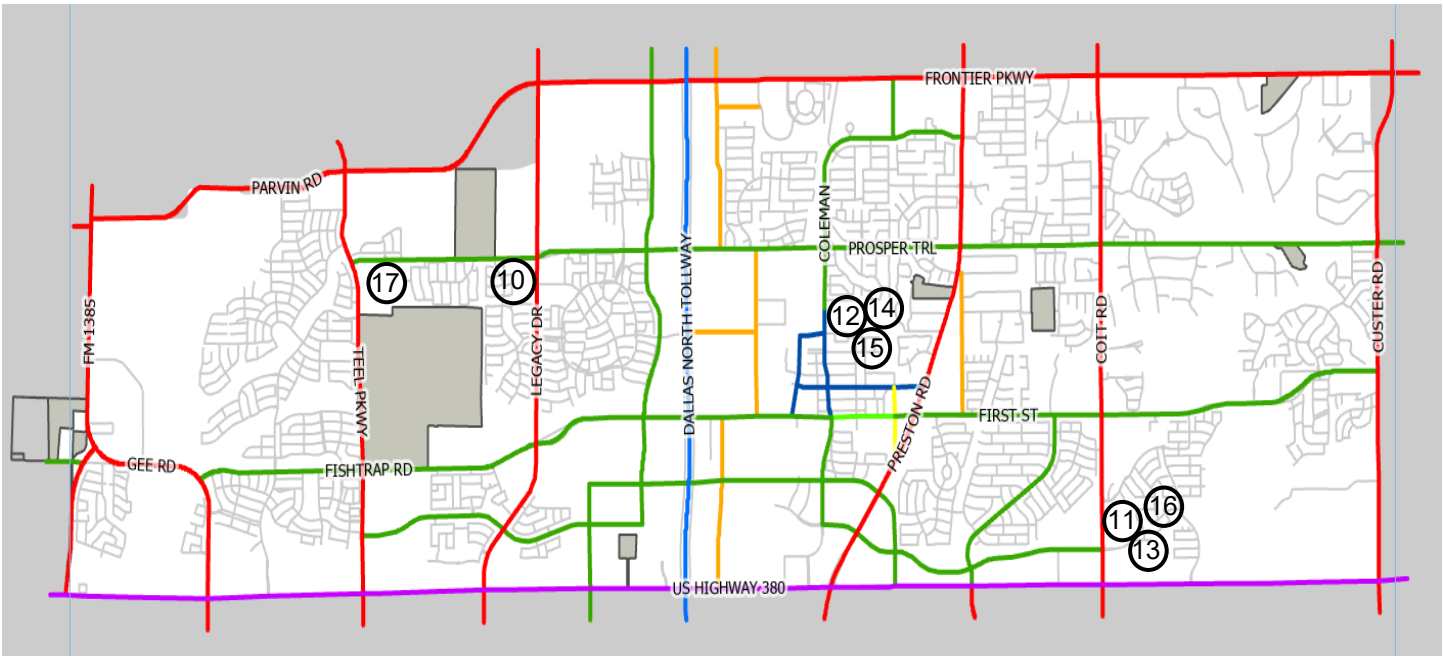
June 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D21-0052	LIV Multifamily	A Revised Site Plan and Façade Plan for Multifamily Buildings and Carports on Railroad Addition, Lots 1-4, on 8.9± acres, located on the northeast and northwest corners of McKinley Street and Fifth Street, zoned Planned Development-106.
2	DEVAPP-24-0055	Prosper Roadways	A Conveyance Plat of Prosper Roadways, Block A, Lot 1, and Block B, Lot 1, on 60.9± acres, located on the northeast corner of Mahard Parkway and Prairie Drive, zoned Planned Development-71.
3	DEVAPP-24-0061	Children's Hunger Fund	A Site Plan for a Community Center on Children's Hunger Fund, Block A, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive, zoned Commercial.
4	DEVAPP-24-0062	Children's Hunger Fund	A Façade Plan for a Community Center on Children's Hunger Fund, Block A, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive, zoned Commercial.
5	DEVAPP-24-0063	Children's Hunger Fund	A Final Plat of Children's Hunger Fund, Block A, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive, zoned Commercial.
6	DEVAPP-24-0069	Toyota Expansion	A Revised Façade Plan for an Automobile Dealership on GST Prosper, Block A, Lot 1, on 15.1± acres, located on the northwest corner of Mahard Parkway and University Drive, zoned Planned Development-99.
7	DEVAPP-24-0079	Prosper Commons, Block B, Lot 10	A Site Plan for a Medical Office and Retail Building on Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard, zoned Planned Development-2.
8	DEVAPP-24-0080	Prosper Commons, Block B, Lot 10	A Final Plat of Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard, zoned Planned Development-2.
9	DEVAPP-24-0082	Gates of Prosper, Block E, Lots 3 & 5	An Preliminary Site Plan for Retail Buildings on Gates of Prosper, Block E, Lots 3 & 5, on 4.2± acres, located on the northwest corner of Preston Road and Craig Road, zoned Planned Development-67.

PLANNING

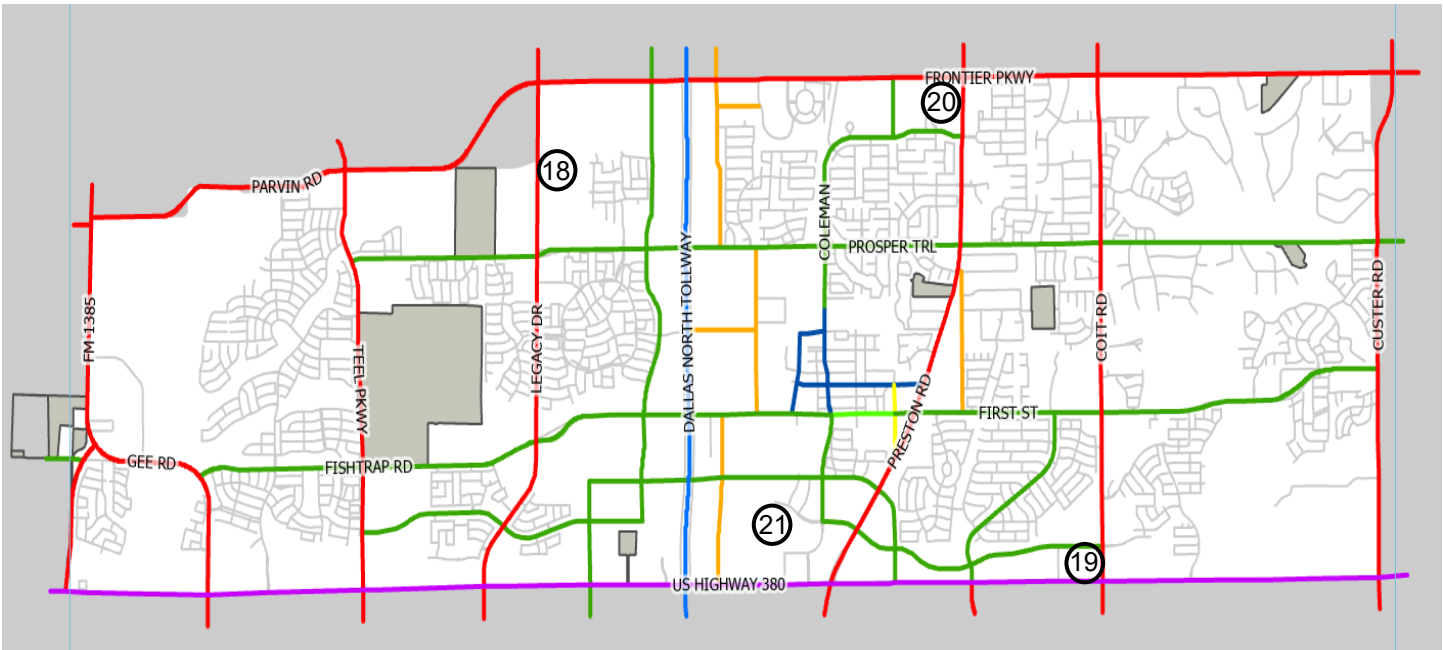
June 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
10	DEVAPP-24-0083	Prosper Legacy	A Preliminary Site Plan for Automobile Repair, Gas Station, Licensed Child-Care, Medical Office, Professional Office, Restaurant, and Retail Buildings on Prosper Legacy, Block D, Lots 1-2, Block E, Lots 1-5, and Block F, Lots 1-2, on 22.2± acres, located on the southwest corner of Legacy Drive and Prosper Trail, zoned Planned Development-14
11	DEVAPP-24-0084	Rogers Middle School Addition	A Façade Plan for a Middle School on Prosper Middle School No. 2 Addition, Block A, Lot 1R-1, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard, zoned Planned Development-82.
12	DEVAPP-24-0085	Reynolds Middle School Addition	A Façade Plan for a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-2, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15.
13	DEVAPP-24-0088	Rogers Middle School Addition	A Site Plan for a Middle School on Prosper Middle School No. 2 Addition, Block A, Lot 1R-1, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard, zoned Planned Development-82.
14	DEVAPP-24-0089	Reynolds Middle School Addition	A Site Plan for a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-2, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15.
15	DEVAPP-24-0090	Reynolds Middle School Addition	A Replat of Prosper High School and Middle School Addition, Block 1, Lot 1R-2, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane, zoned Single Family-15.
16	DEVAPP-24-0091	Rogers Middle School Addition	A Replat of Prosper Middle School No. 2 Addition, Block A, Lot 1R-1, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard, zoned Planned Development-82.
17	DEVAPP-24-0092	Park Place Phase 2	A Final Plat of Park Place, Phase 2, on 68.8± acres, located on the southeast corner of Teel Parkway and Prosper Trail, zoned Planned Development-123.

PLANNING

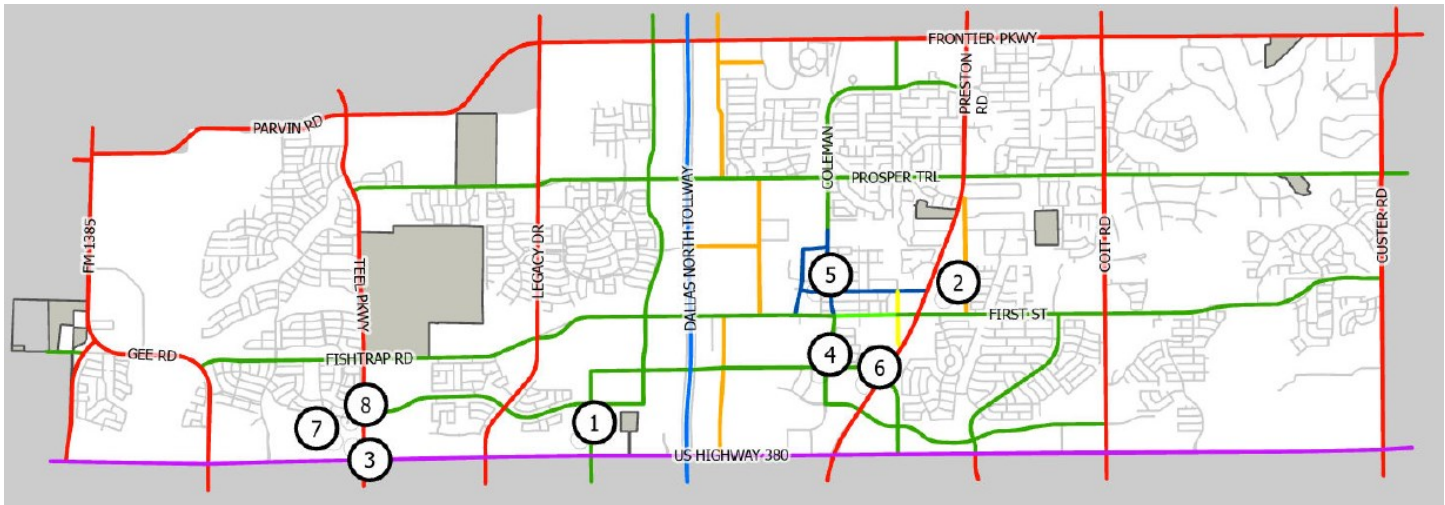
June 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
18	DEVAPP-24-0093	Prosper ISD Middle School No. 7	A Conveyance Plat of Prosper Middle School No. 7 Addition, Block A, Lot 1, on 38.6± acres, located on the east side of Legacy Drive and 1,500± feet north of Prosper Trail, zoned Planned Development-63.
19	DEVAPP-24-0094	Prosper Commons, Block B, Lot 10	A Façade Plan for a Medical Office and Retail Building on Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard, zoned Planned Development-2.
20	DEVAPP-24-0095	7-Eleven Parking Expansion	A Site Plan for a Parking Lot Expansion on Victory at Frontier, Block A, Lot 3R-1, on 1.2± acres, located on the west side of Preston Road and 250± feet south of Frontier Parkway, zoned Planned Development-10 and Specific Use Permit-42.
21	ZONE-24-0012	Gates of Prosper	An Amendment to Planned Development-67 for the modification of Multifamily, Townhome, and Single Family allowances at the Gates of Prosper, on 621.1± acres, located on the northwest corner of Coleman Street and Lovers Lane and the southwest corner of Gates Parkway and Good Hope Road, zoned Planned Development-67.

	June 2023	June 2024	YTD 2023	YTD 2024
Submittals	22	21	70	98

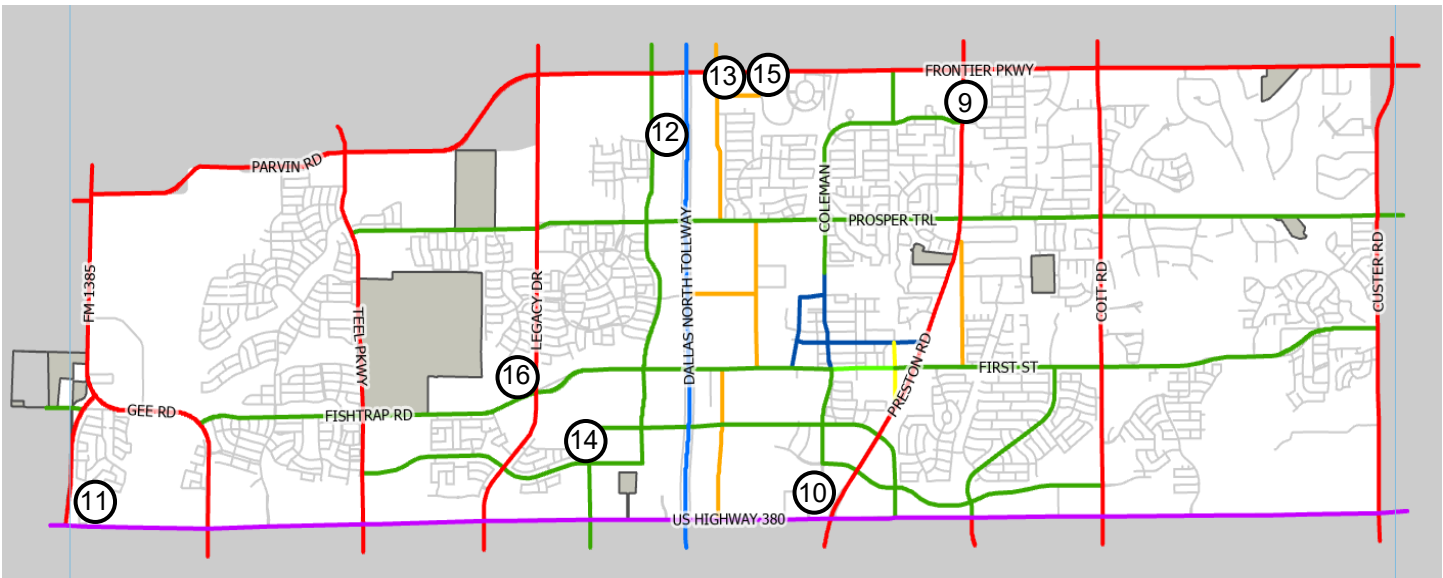
Shovel Ready—Non-Residential Project Status



	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

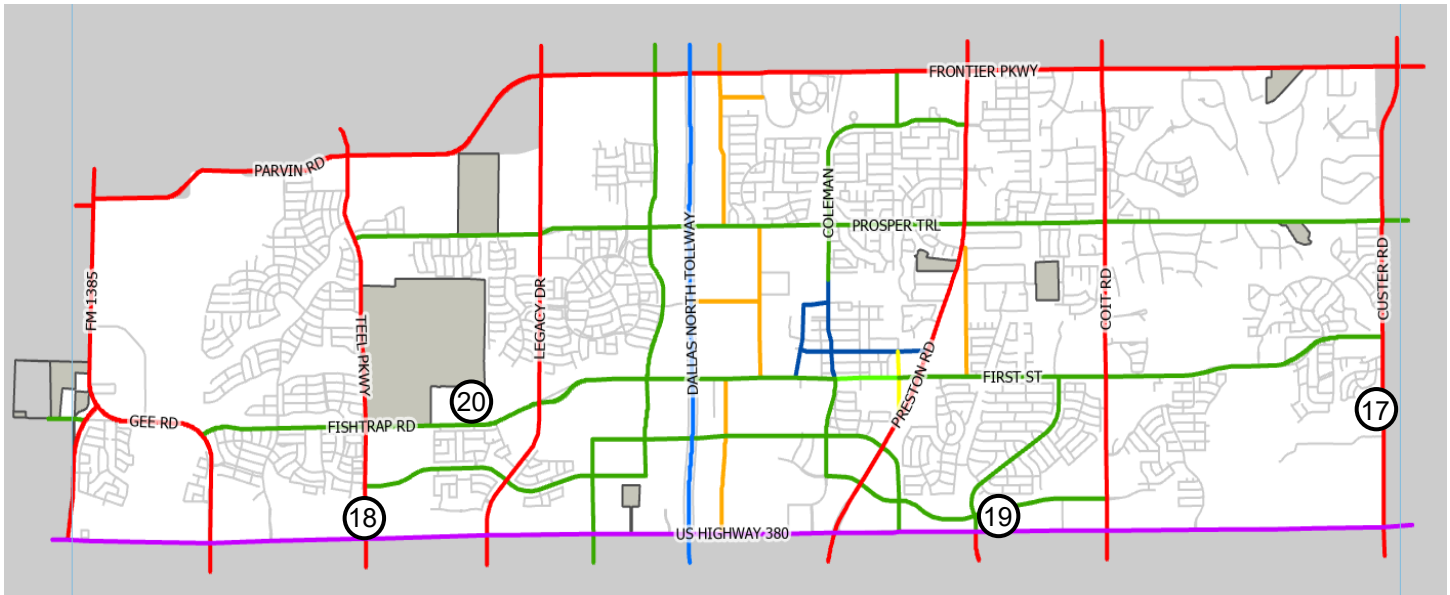


	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Frontier South Retail 1	1891 North Preston Road	Drive-Through Restaurant/Retail Store	Building permit reviewed Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
10	Gates of Prosper Phase 3	1081 Gates Parkway	Restaurant/Retail Store	Building 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 reviewed Site Plan expires July 7, 2025	23,550	DEVAPP-23-0134
12	PISD Elementary School No. 19	1760 Bancroft Drive	Elementary School	Building permit reviewed Site Plan expires September 19, 2025	96,113	DEVAPP-23-0195
13	McDonald's	2105 West Frontier Parkway	Drive-Through Restaurant	Building permit under review Site Plan expires October 2, 2025	4,445	DEVAPP-23-0202
14	Prosper Office Condos Phase 2	2120 Prairie Drive	Medical Office	Building permit under review Site Plan expires October 23, 2025	28,172	DEVAPP-23-0093
15	HEB	2145 West Frontier Parkway	Big Box Retail Store	Building permit under review Site Plan expires October 23, 2025	133,373	DEVAPP-23-0182
16	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

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

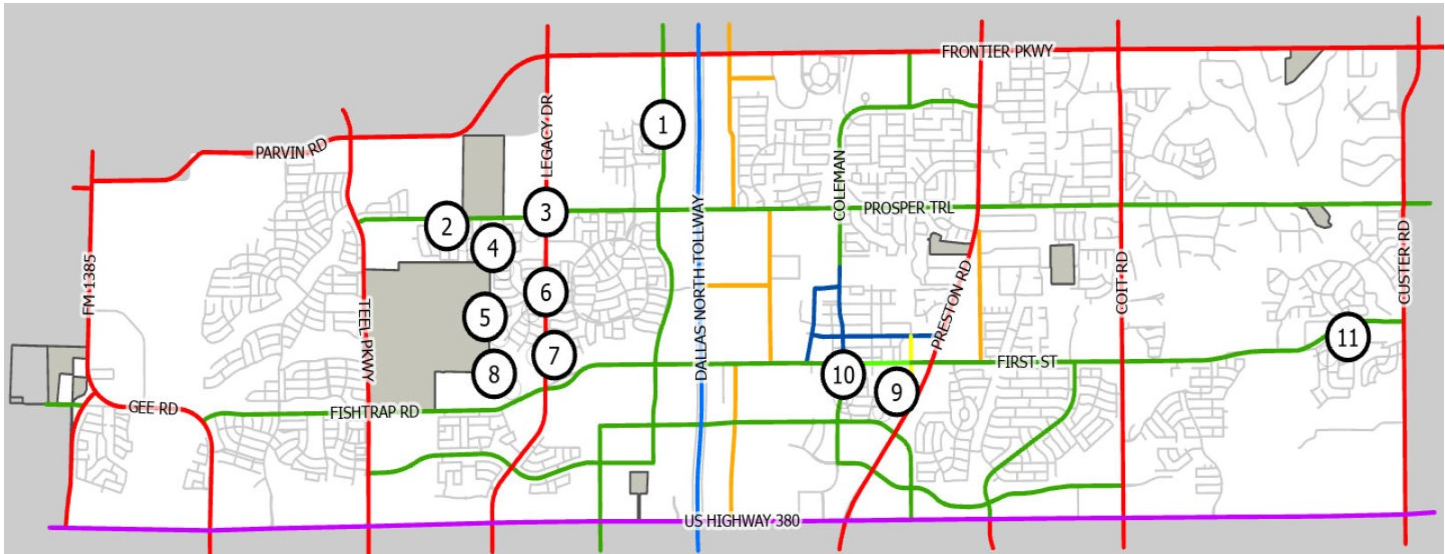
Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	SCI Funeral Home	5788 County Road 933	Funeral Home	No building permit application Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
18	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
19	Hunter Gateway, Block A, Lot 3	1501 East University Drive	Retail Store	Building permit reviewed Site Plan expires December 4, 2025	6,579	DEVAPP-23-0225
20	Rock Creek Church	2860 West First Street	Church	Building permit under review Site Plan expires December 4, 2025	41,075	DEVAPP-24-0037
Total Building Square Footage Under Construction					741,176	

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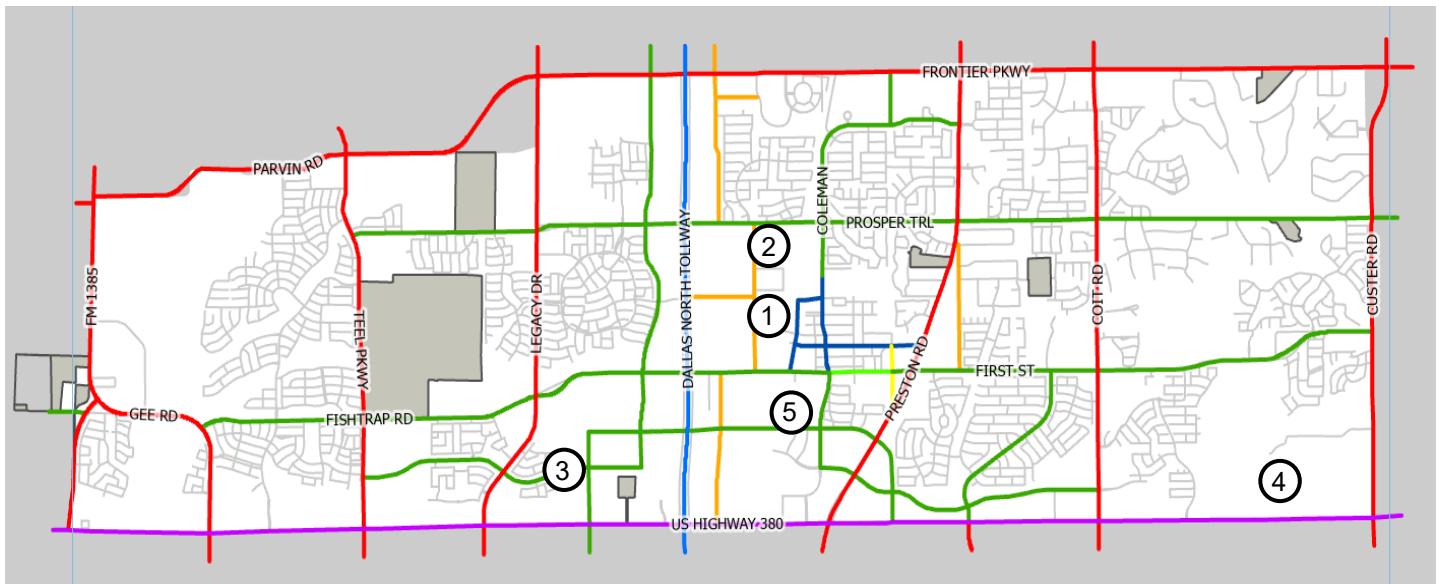
Under Construction & Shovel Ready—Residential Project Status



	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/ Prosper Trail	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/ Prosper Trail	20.4±	Under Construction	73	DEVAPP-23-0154
6	Star Trail, Phase 16	SWQ Legacy Drive/ Prosper Trail	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
Total Number of Lots Under Construction / Shovel Ready					934	

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
Total Number of Lots Under Construction / Shovel Ready					1,074 Units	

LIV Multifamily



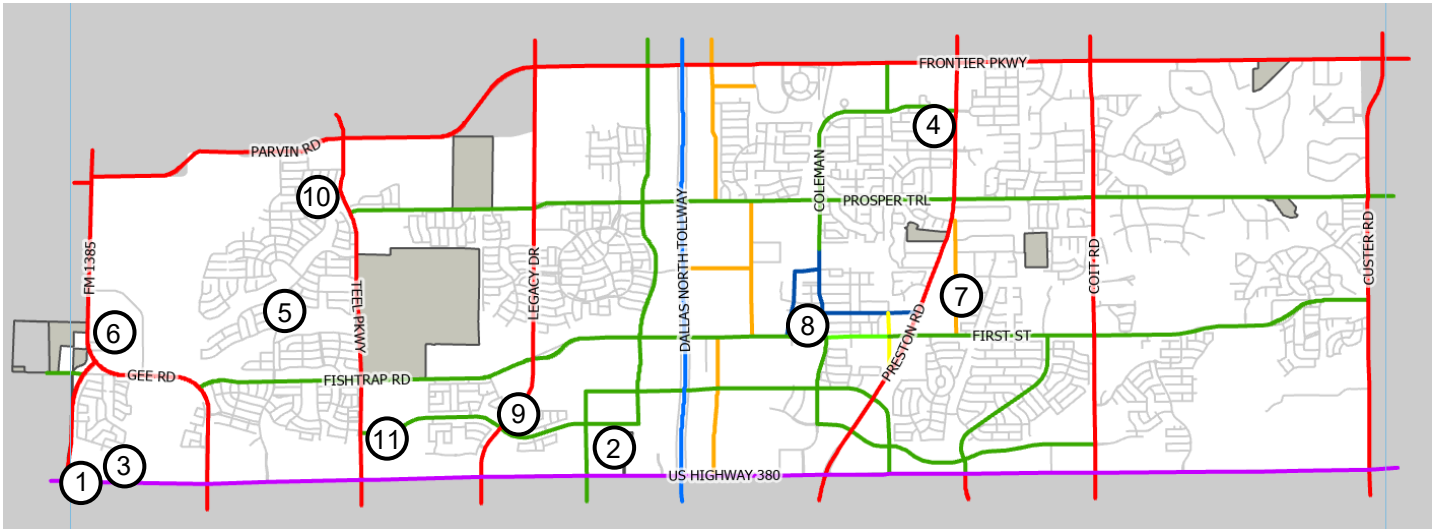
LIV Townhomes



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

BUILDING INSPECTIONS

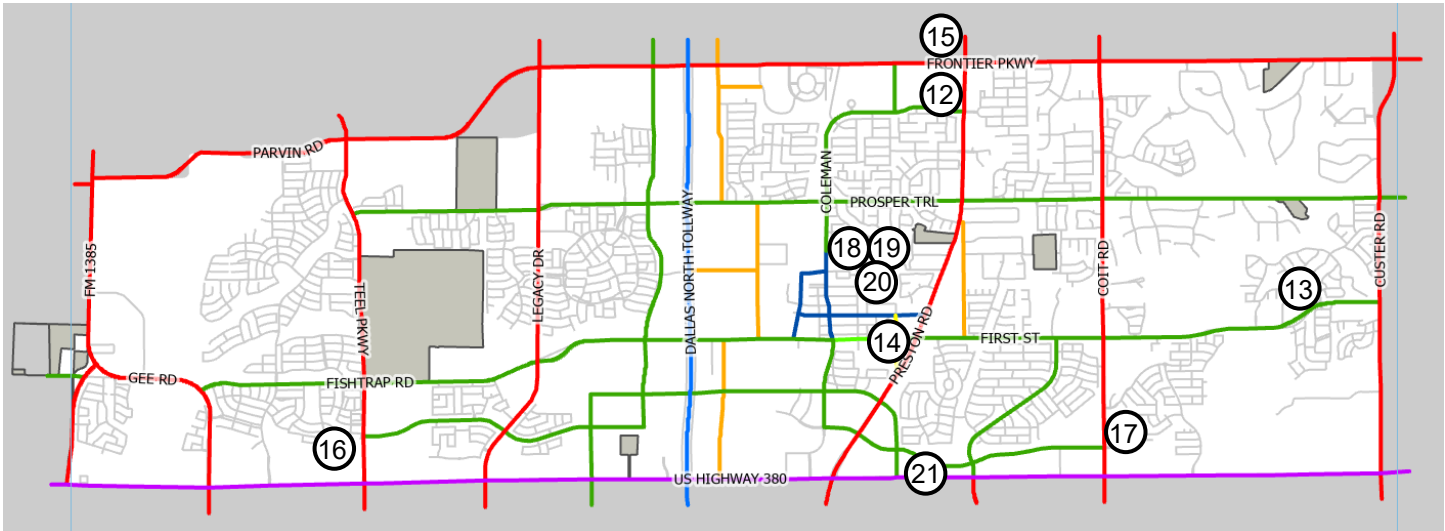
Current Non-Residential Construction Activity—Total of 1,219,765 Square Feet



	Permit Number	Project Title	Project Address	Square Footage	Value
1	SH22-0007	Westside Lot 8	5600 West University Drive	14,000	\$1,320,390.40
2	COM-22-0056	Holiday Inn	1100 Mahard Parkway	64,098	\$11,758,124.30
3	COM-23-0028	Costco Warehouse	5620 West University Drive	160,549	\$18,927,442.71
4	COM-22-0003	Legacy ER	211 West Frontier Pkwy	11,230	\$4,204,512.00
5	COM-23-0039	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
6	COM-23-0083	Grace Chapel	300 Denton Way	16,934	\$4,376,043.64
7	COM-23-0032	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
8	COM-22-0008	Broadway Retail Phase 2	390 West Broadway Street	22,888	\$839,275.70
9	COM-23-0024	Little Wonders Montessori	920 South Legacy Drive	13,917	\$287,874.42
10	COM-23-0031	PISD MS #6	1451 North Teel Parkway	156,646	\$53,943,011.24
11	COM-23-0040	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,219,765 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
12	COM-23-0009	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42
13	COM-23-0070	Lighthouse Church	3851 East First Street	12,030	\$3,108,763.73
14	COM-23-0037	Dutch Bros Coffee	520 South Preston Road	950	\$156,121.39
15	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
16	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
17	COM-24-0018	Rogers Middle School Addition	1001 South Coit Road	4,119	\$955,213.40
18	COM-24-0017	Reynolds Phase 1 Expansion	700 North Coleman Street	6,345	\$1,492,303.53
19	COM-24-0024	PSID Ag Barn	700 North Coleman Street	4,845	\$432,222.45
20	COM-24-0025	PSID Maintenance Building	650 North Coleman Street	24,587	\$5,263,582.50
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	30
Cambridge	First Texas Tradition Homes	41
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	6
Lakes of Legacy	Shaddock	12
Lakewood	Highland Toll Brothers Tradition Homes	27
Legacy Gardens	Riseland	15
Malabar Hills	Sumeer Homes Inc.	2
Star Trail	American Legend Highland Homes Perry Homes	130
Tanner Mills	First Texas Homes	2
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	142
Total	Houses	409

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, June

	June 2023	YTD 2023	June 2024	YTD 2024
Code Compliance Inspections	283	1431	275	1,260
Citations Issued	7	20	0	9
Health Inspections	14	178	51	262

Health Inspection Results, June 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Ginger and Spice Vietnamese Kitchen	Restaurant	2001 N Preston Rd Ste 70	Courtesy Inspection	N/A
Ginger and Spice Vietnamese Kitchen	Restaurant	2001 N Preston Rd Ste 70	Preliminary Inspection	Pass
Ginger and Spice Vietnamese Kitchen	Restaurant	2001 N Preston Rd Ste 70	CO Final Inspection	Pass
The Gin	Restaurant	204 W Broadway	CO Final Inspection-Patio/ Bar Addition	Pass
Blenders and Bowls	Restaurant	1250 N Preston Rd	Preliminary Inspection	Pass
Blenders and Bowls	Restaurant	1250 N Preston Rd	CO Final Inspection	Pass
Crumbl Cookies	Restaurant	220 S Preston Rd Ste 10	Preliminary Inspection	Pass
Crumbl Cookies	Restaurant	220 S Preston Rd Ste 10	CO Final Inspection	Pass
Popeyes	Restaurant	4235 E University Dr	Complaint Inspection/ Closure	Fail
Wingstop	Restaurant	1350 N Preston Rd Ste 20	87	Pass
Wingstop	Restaurant	1350 N Preston Rd Ste 20	Complaint Inspection	Pass
Whataburger #1133	Restaurant	1201 S Preston Rd	Follow-Up Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Heritage Scoop	Restaurant	2111 E University Dr Ste 40	93	Pass
Heritage Scoop	Restaurant	2111 E University Dr Ste 40	Follow-Up Inspection	Pass
Chick n' Burger	Restaurant	2111 E University Dr Ste 60	93	Pass
Chick n' Burger	Restaurant	2111 E University Dr Ste 60	Follow-Up Inspection	Pass
Firehouse Subs	Restaurant	1141 S Preston Rd Ste 20	90	Pass
Firehouse Subs	Restaurant	1141 S Preston Rd Ste 20	FBI Complaint Inspection	Pass
Pie Five Pizza Co	Restaurant	1101 S Preston Rd Ste 10	Courtesy Inspection	N/A
Texaco Eagles Nest and Deli	Restaurant	640 N Preston Rd	89	Pass
Texaco Eagles Nest and Deli	Restaurant	640 N Preston Rd	Follow-Up Inspection	Pass
Texaco Eagles Nest and Deli	Convenience Store	640 N Preston Rd	97	Pass
Texaco Eagles Nest and Deli	Convenience Store	640 N Preston Rd	Follow-Up Inspection	Pass
Highland Food Mart	Convenience Store	112 N Coleman St	94	Pass
LA Fitness - Main Pool	Public Pool	4900 W University Dr	N/A	Pass
Windsong Ranch HOA	HOA Pool	1001 Windsong Pkwy	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Ladera Prosper	HOA Pool	4320 Valencia Dr	N/A	Pass
The Goddard School of Prosper	Daycare Splash Pad	1180 La Cima Blvd	N/A	Pass
Ace Montessori Schools Inc	Daycare Splash Pad	4470 W University Dr	N/A	Pass
Texas Holy Catering and Concessions LLC	Hot Truck	N/A	N/A	Pass
A2B Indian Restaurant	Hot Truck	N/A	N/A	Pass
Taaza Indian Kitchen	Hot Truck	N/A	N/A	Pass
Dippin Dots	Ice Cream Truck	N/A	N/A	Pass
Sushi Dojo	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Dipped and Drizzled	Temporary Event	700 Richland Blvd	N/A	Pass
Fluff'n'Stuff	Temporary Event	700 Richland Blvd	N/A	Pass
Cantina Caravan	Temporary Event	N/A	N/A	Pass
9th Island Revel Foods	Temporary Event	N/A	N/A	Fail

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.