



# Development Services Monthly Report

## Development Activity July 2024

### Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

### Development at a Glance for the month of July 2024

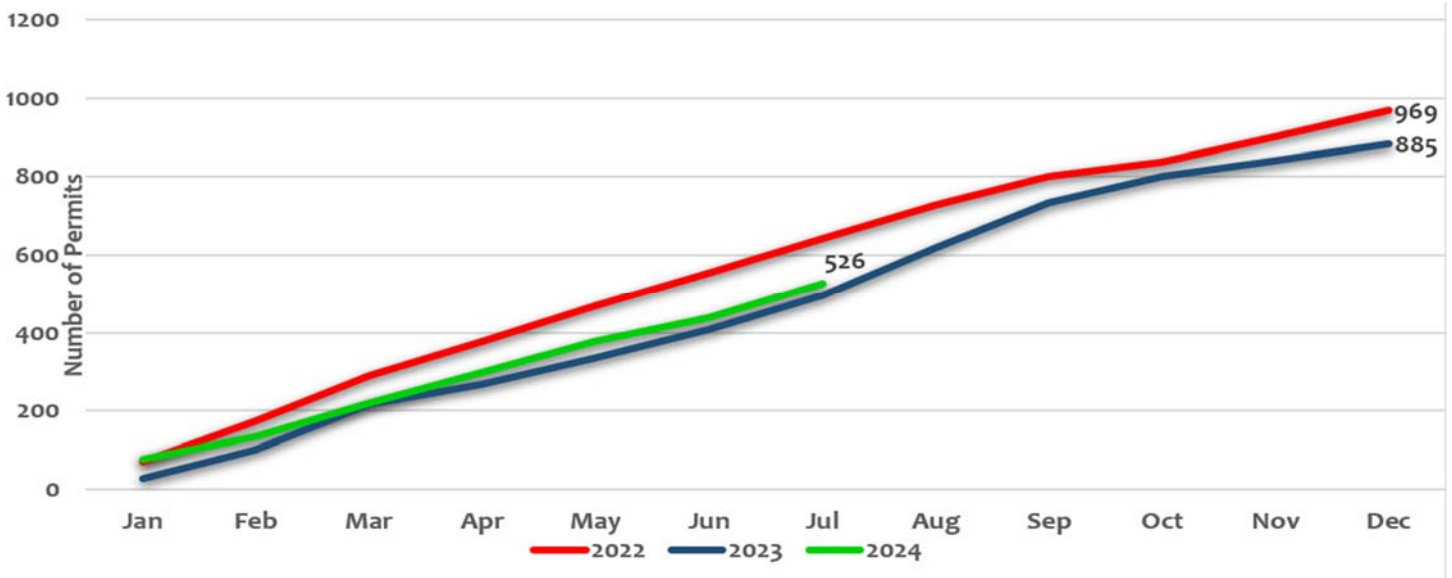
Single Family & Townhome Permits Issued – 88

Single Family & Townhome Permits Finaled – 57

Single Family & Commercial Inspections – 3001

Certificates of Occupancy Issued – 18

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

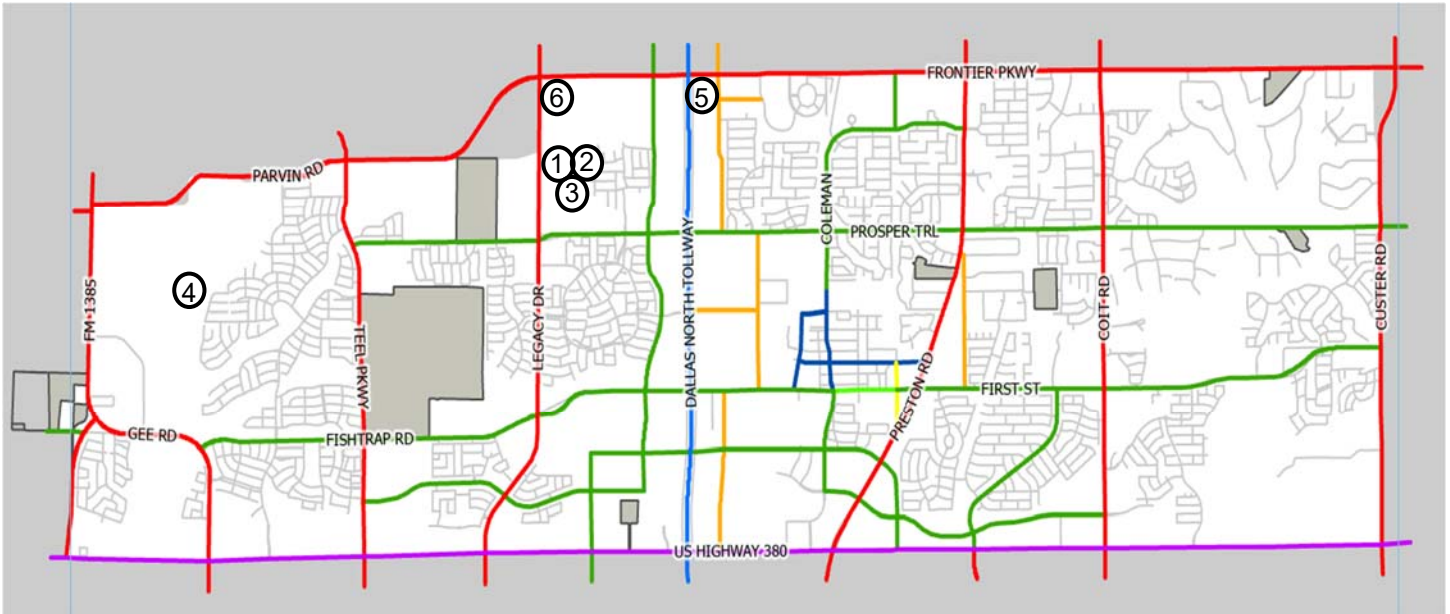


### Single Family Residential Permits Issued by Quarter

	July	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	87	289	267	245	165	969
2023	88	215	193	325	152	885
2024	88	219	219	—	—	526

# PLANNING

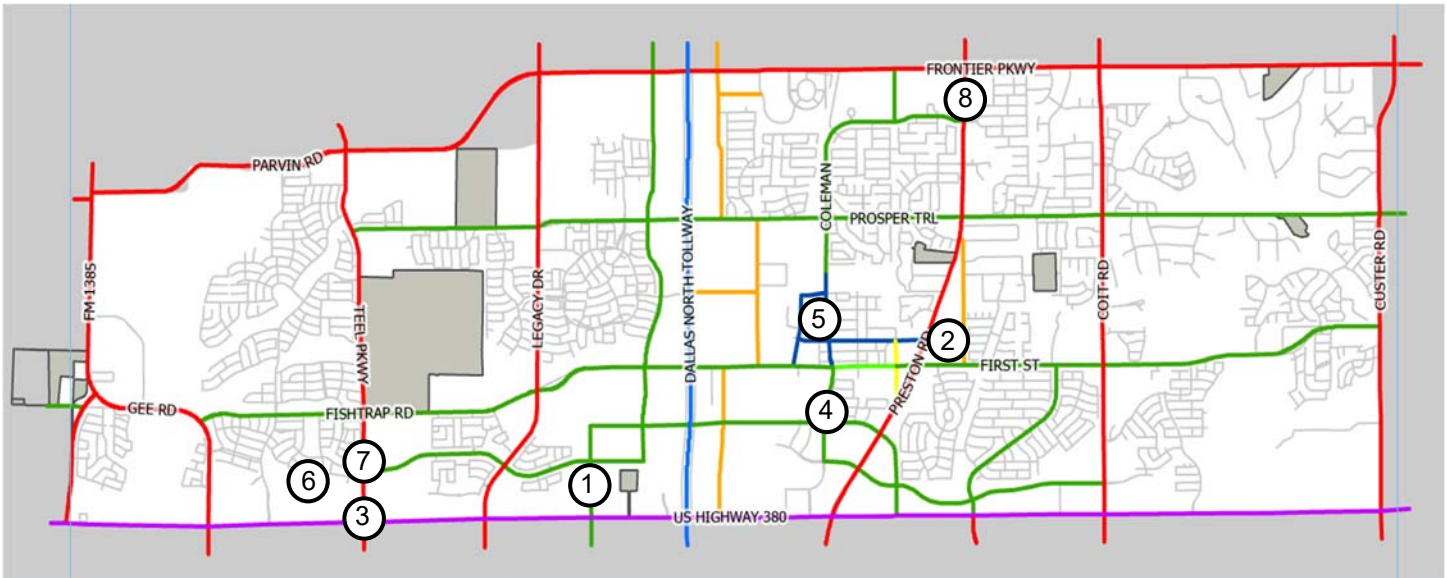
## June 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0100	PISD Middle School No. 7	A Final 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.
2	DEVAPP-24-0101	PISD Middle School No. 7	A Façade Plan for a Middle School on 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.
3	DEVAPP-24-0102	PISD Middle School No. 7	A Site Plan for a Middle School on 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.
4	DEVAPP-24-0105	WSR Etheridge Park	A Site Plan for a Neighborhood Park on Windsong Ranch, Phase 7B, Block E, Lot 12, on 7.7± acres, located on the southwest corner of Good Hope Road and Lavina Lane, zoned Planned Development-40.
5	DEVAPP-24-0110	Frontier Gateway	A Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-14, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway, zoned Commercial.
6	ZONE-24-0013	Creekside	An Amendment to Planned Development-44 for Commercial Buildings and Single-Family, on Collin County School Land Survey 12, Abstract 147, Tract 45, on 120.5± acres, located on the southeast corner of Legacy Drive and Frontier Parkway, zoned Planned Development-44.

	July 2023	July 2024	YTD 2023	YTD 2024
Submittals	11	6	105	104

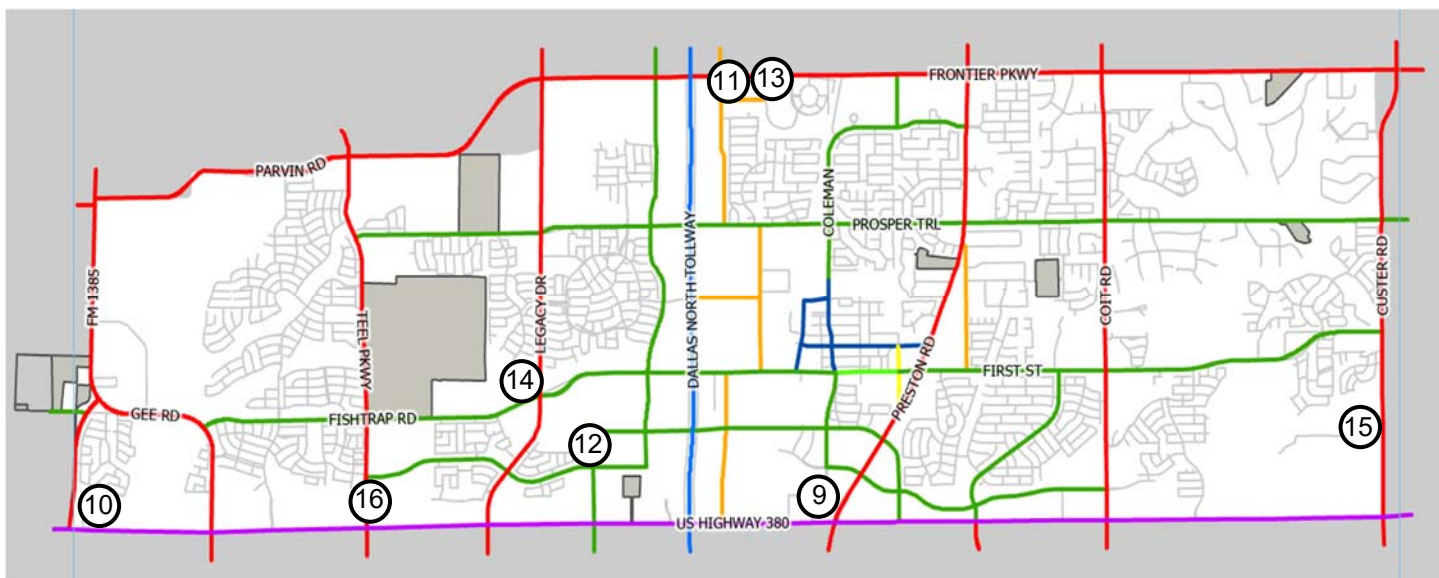
## Shovel Ready—Non-Residential Project Status



	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	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
7	Chili's	3700 West University Drive	Restaurant	Building permit reviewed Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148
8	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

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



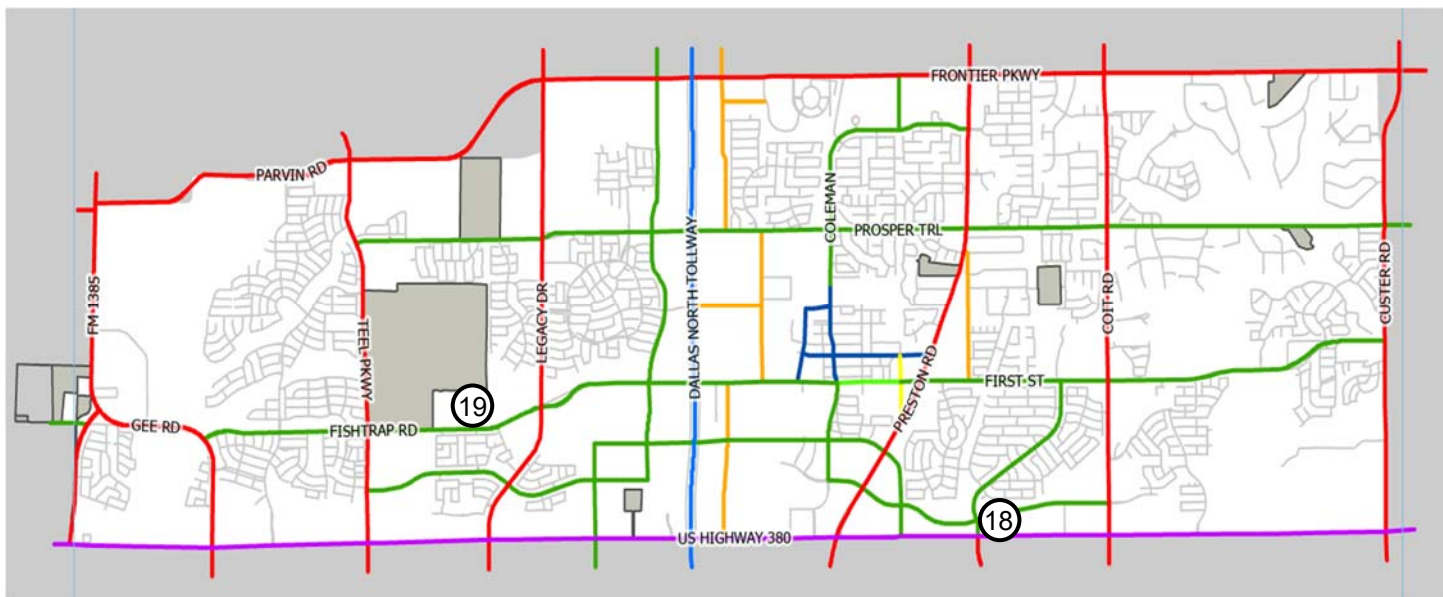
	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Gates of Prosper Phase 3	1081 Gates Parkway	Restaurant/Retail Store	Building permit under review Site Plan expires June 19, 2025	152,078	DEVAPP-23-0164
10	Westside Grocery	5530 West University Drive	Retail Store	Building permit reviewed Site Plan expires July 7, 2025	23,550	DEVAPP-23-0134
11	McDonald's	2105 West Frontier Parkway	Drive-Through Restaurant	Building permit under review Site Plan expires October 2, 2025	4,445	DEVAPP-23-0202
12	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
13	HEB	2145 West Frontier Parkway	Big Box Retail Store	Building permit under review Site Plan expires October 23, 2025	133,373	DEVAPP-23-0182
14	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
15	SCI Funeral Home	5788 County Road 933	Funeral Home	No building permit application Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
16	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

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

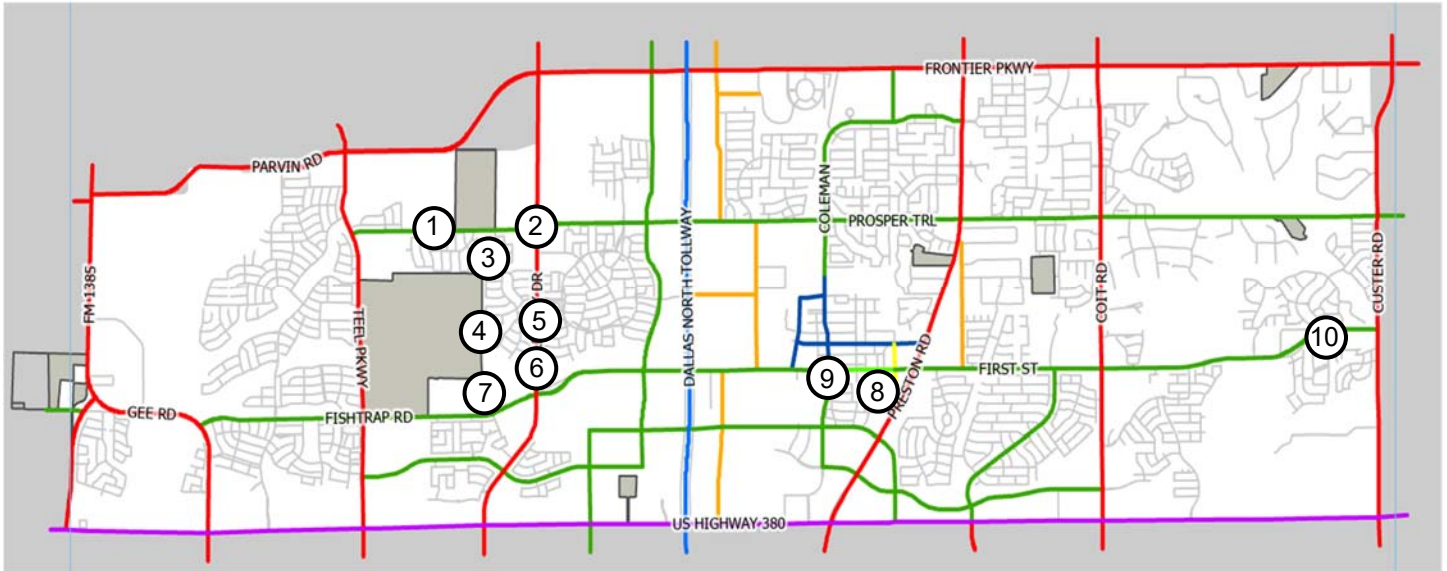


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Hunter Gateway, Block A, Lot 3	1501 East University Drive	Retail Store	Building permit reviewed Site Plan expires December 4, 2025	6,579	DEVAPP- 23-0225
18	Rock Creek Church	2860 West First Street	Church	Building permit under review Site Plan expires December 4, 2025	41,075	DEVAPP- 24-0037
Total Building Square Footage Under Construction					<b>640,127</b>	

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.

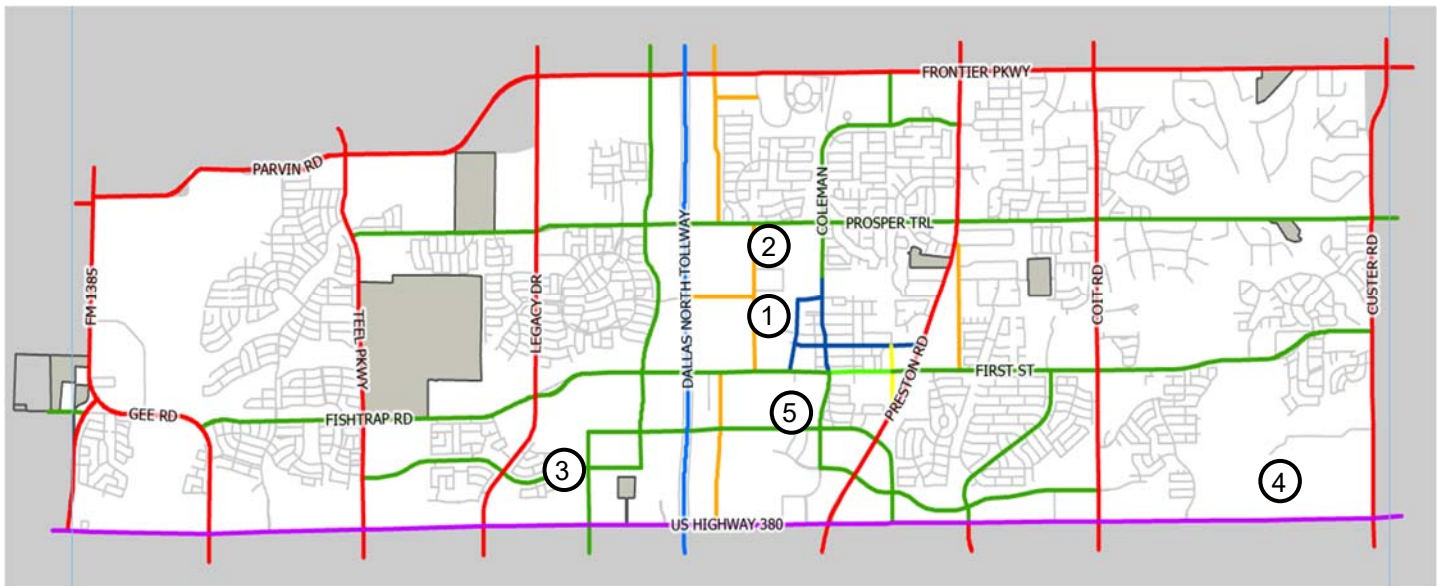
## Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place	SEQ Teel Parkway/ Prosper Trail	98.2±	Under Construction	206	D22-0058
2	Pearls of Prosper	SWQ Legacy Drive/	23.2±	Shovel Ready	32	DEVAPP-23-0078
3	Star Trail, Phase 14	SWQ Legacy Drive/ Prosper Trail	15.9±	Under Construction	54	DEVAPP-23-0157
4	Star Trail, Phase 15	SWQ Legacy Drive/	20.4±	Under Construction	73	DEVAPP-23-0154
5	Star Trail, Phase 16	SWQ Legacy Drive/	22.0±	Under Construction	84	DEVAPP-23-0163
6	Star Trail, Phase 17	NWQ Legacy Drive/ First Steet	27.0±	Shovel Ready	48	DEVAPP-23-0169
7	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Shovel Ready	54	DEVAPP-23-0223
8	Starview, Phase 1	NWQ Preston Road/ Lovers Lane	23.1±	Under Construction	47	D21-0133
9	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Shovel Ready	126	D22-0006
10	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					834	

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



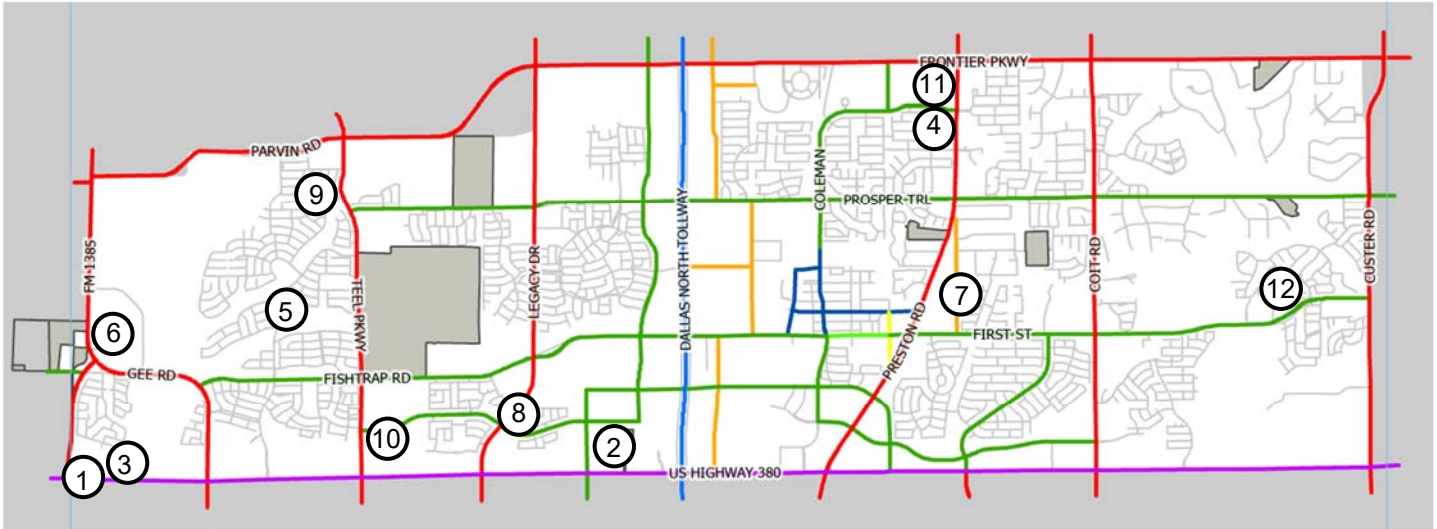
### LIV Townhomes



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 1,300,068 Square Feet*

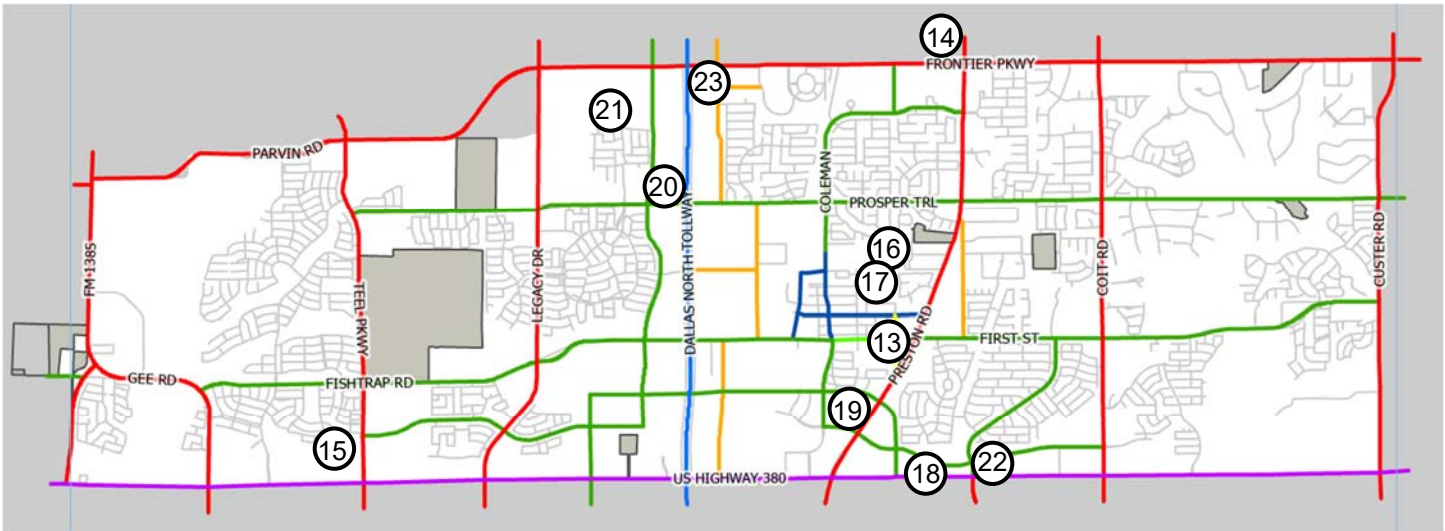


	Permit Number	Project Title	Project Address	Square Footage	Value
1	SH22-0007	Westside Lot 8	5600 West University Drive	14,000	\$1,320,390.40
2	COM-22-0056	Holiday Inn	1100 Mahard Parkway	64,098	\$11,758,124.30
3	COM-23-0028	Costco Warehouse	5620 West University Drive	160,549	\$18,927,442.71
4	COM-22-0003	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-23-0024	Little Wonders Montessori	920 South Legacy Drive	13,917	\$287,874.42
9	COM-23-0031	PISD MS #6	1451 North Teel Parkway	156,646	\$53,943,011.24
10	COM-23-0040	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88
11	COM-23-0009	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42
12	COM-23-0070	Lighthouse Church	3851 East First Street	12,030	\$3,108,763.73



# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,300,068 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-23-0037	Dutch Bros Coffee	520 South Preston Road	950	\$156,121.39
14	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
15	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
16	COM-24-0024	PSID Ag Barn	700 North Coleman Street	4,845	\$432,222.45
17	COM-24-0025	PSID Maintenance Building	650 North Coleman Street	24,587	\$5,263,582.50
18	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
19	COM-23-0116	Outback Steakhouse	840 South Preston Road	4,936	\$870,730.14
20	COM-23-0115	Shell Office Building 3	1630 West Prosper Trail Building 3	4,908	\$645,257.90
21	COM-24-0032	PISD—Elementary No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
22	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
23	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09

## Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	35
Cambridge	First Texas Tradition Homes	45
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	13
Lakes of Legacy	Shaddock	14
Lakewood	Highland Toll Brothers Tradition Homes	27
Legacy Gardens	Riseland	34
Malabar Hills	Sumeer Homes Inc.	2
Montclair	Our Country Homes	2
Star Trail	American Legend Highland Homes Perry Homes	152
Tanner Mills	First Texas Homes	2
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	169
Total	Houses	497

# HEALTH & CODE COMPLIANCE

## *Health & Code Compliance Inspections, July*

	July 2023	YTD 2023	July 2024	YTD 2024
Code Compliance Inspections	108	1,539	307	1567
Citations Issued	4	24	4	13
Health Inspections	29	207	50	312

## *Health Inspection Results, June 2024*

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	68	Fail/Closure
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	Follow-Up Inspection	Fail/Closure
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	Follow-Up Inspection	Pass
Mana Adda Indian Kitchen	Restaurant	2361 E University Dr Ste 90	Complaint Inspection	Pass
Wingstop	Restaurant	1350 N Preston Rd Ste 20	Follow-Up Inspection	Pass
Firehouse Subs	Restaurant	1141 S Preston Rd Ste 20	Follow-Up Inspection	Pass
Crave Cookies	Restaurant	4325 E University Dr Ste 10	81	Pass
Tropical Smoothie Café	Restaurant	2001 N Preston Rd Ste 30	92	Pass
Salad and Go	Restaurant	1320 N Preston Rd	94	Pass
Silo Park LLC	Restaurant	380 W Broadway St	93	Pass
The Gin	Restaurant	204 W Broadway St	95	Pass
The Gin	Restaurant	204 W Broadway St	Complaint Inspection	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Palio's Pizza Cafe	Restaurant	120 N Preston Rd Ste 10	Courtesy Inspection/ CO Owner Change	Pass
Dutch Bros	Restaurant	520 S Preston Rd	Courtesy Inspection	Pass
Popeye's	Restaurant	4235 E University Dr	Follow-Up Inspection	Pass
Pie Five Pizza Co	Restaurant	1101 S Preston Rd Ste 10	CO Final Inspection	Pass
Tilt Liquor	Convenience Store	2361 E University Dr Ste 40	96	Pass
Prosper ISD - Natatorium	Public Pool	1851 Stadium Dr	Routine Inspection	Pass
Prosper ISD - Natatorium	Public Pool	1851 Stadium Dr	Routine Inspection	Pass
Windsong HOA	HOA Pool	1001 Windsong Pkwy	Complaint Inspection	Pass
Windsong HOA	HOA Pool/Splash Pad	1001 Windsong Pkwy	Complaint Inspection	Pass
JBW Vending, LLC	Temporary Event	1551 W Frontier Pkwy	N/A	Fail
JBW Vending, LLC	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Latinos Concessions	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Hot n Here	Temporary Event	1551 W Frontier Pkwy	N/A	Pass



## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
JK Delicieux's Frill LLC	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Calhoun's Country Smoke, LLC	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
The Shaken Lemon	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
All In One Cuisine	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Ryze & Shyne	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Rowdy's Soda Barn	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Nellys Mexican Corn	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Mudea Café	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Pink Oasis	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Kroger	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Tacos El Gordo	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Sweet Pop Kettle Corn	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Poppa's Pit BBQ	Temporary Event	1551 W Frontier Pkwy	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Chick-Fil-A at Gates of Prosper	Temporary Event	1551 W Frontier Pkwy	N/A	Pass
Ricardo's Taqueria	Hot Truck	N/A	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.*