



Development Services Monthly Report

Development Activity

August 2024

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of August 2024

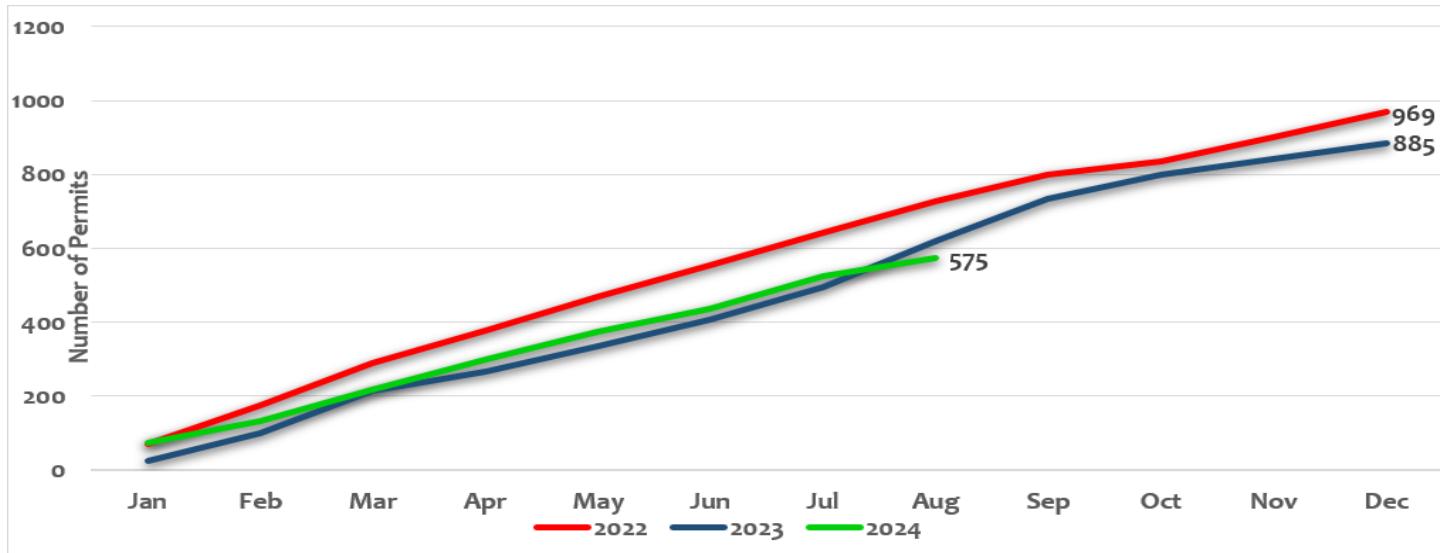
Single Family & Townhome Permits Issued – 49

Single Family & Townhome Permits Finaled – 85

Single Family & Commercial Inspections – 3051

Certificates of Occupancy Issued – 12

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

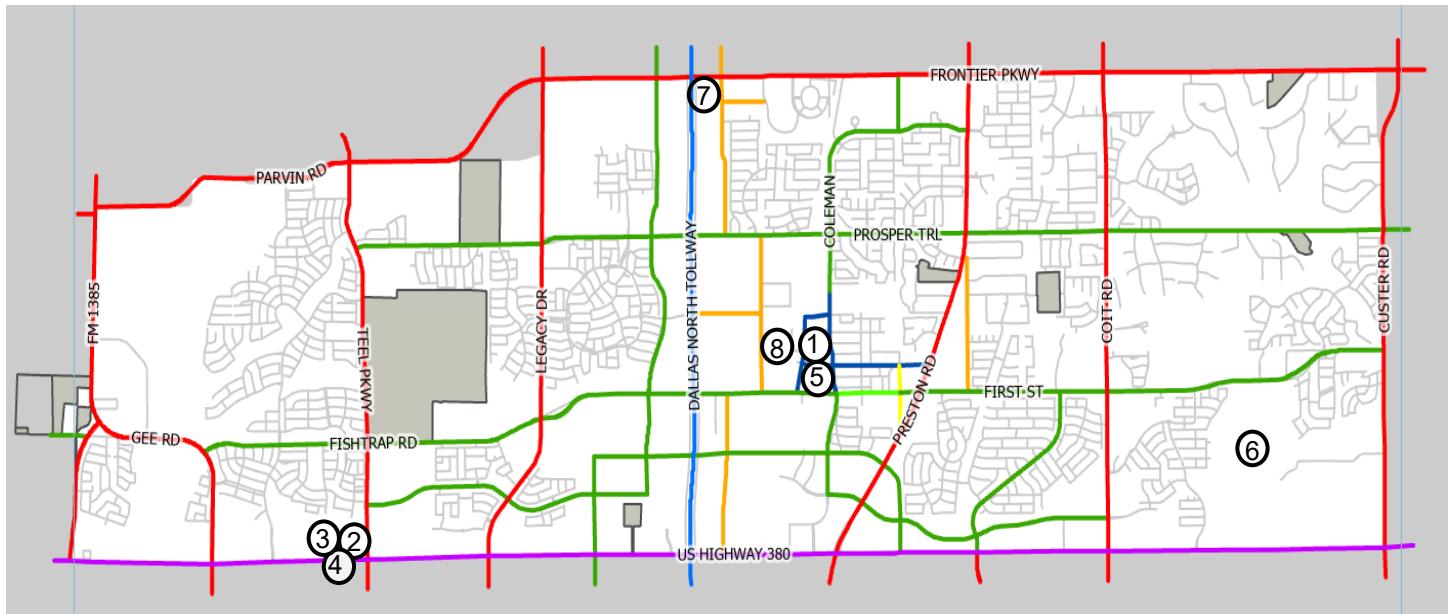


Single Family Residential Permits Issued by Quarter

	August	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	85	289	267	245	165	1051
2023	123	215	193	325	152	1008
2024	49	219	219	—	—	575

PLANNING

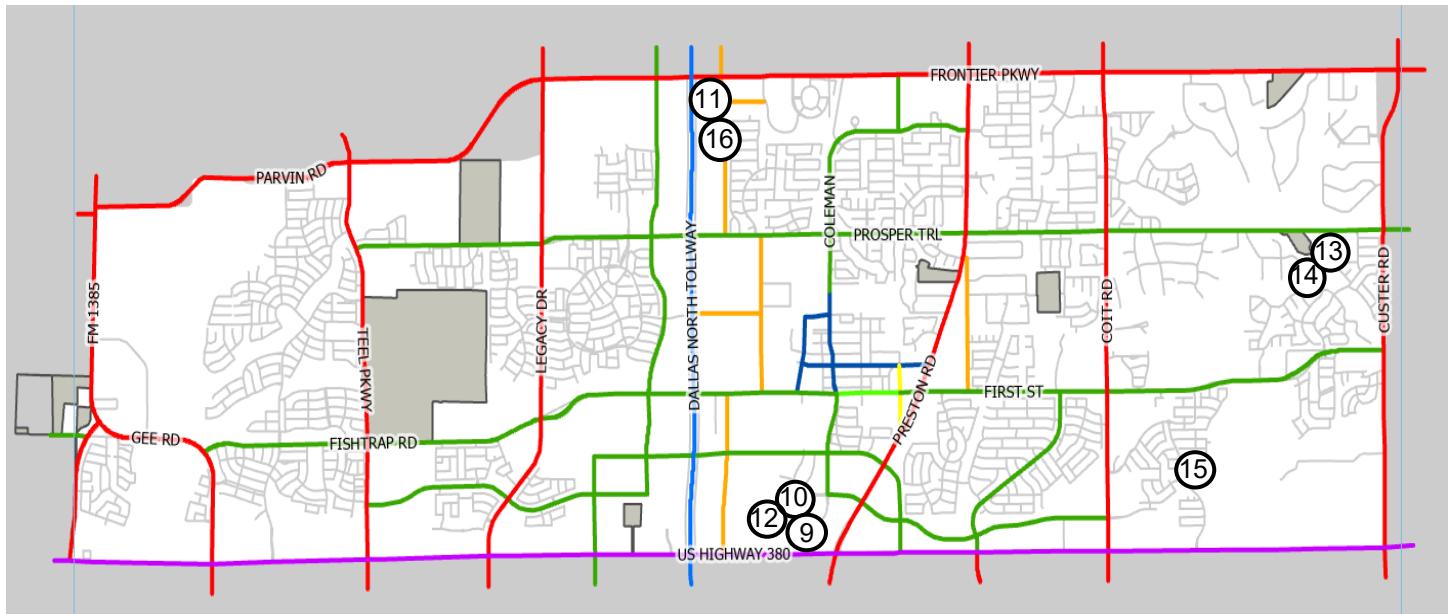
August 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D21-0052	LIV Apartments	A Revised Site & Façade Plan for Multifamily Buildings on Railroad Addition, Block A, Lots 1-4, on $14.9\pm$ acres, located on the north side of Fifth Street and $630\pm$ feet west of Coleman Street, zoned Planned Development-106.
2	DEVAPP-23-0086	Cracker Barrel	A Revised Final Plat of Teel 380 Addition, Block A, Lot 3, on $1.9\pm$ acres, located on the north side of University Drive and $600\pm$ feet west of Teel Parkway, zoned Planned Development-40.
3	DEVAPP-23-0087	Cracker Barrel	A Revised Façade Plan for a Restaurant on Teel 380 Addition, Block A, Lot 3, on $1.9\pm$ acres, located on the north side of University Drive and $600\pm$ feet west of Teel Parkway, zoned Planned Development-40.
4	DEVAPP-23-0088	Cracker Barrel	A Revised Site Plan for a Restaurant on Teel 380 Addition, Block A, Lot 3, on $1.9\pm$ acres, located on the north side of University Drive and $600\pm$ feet west of Teel Parkway, zoned Planned Development-40.
5	DEVAPP-24-0078	Broadway Retail	A Replat of Silo Park Addition, Block A, Lots 3R1, and 3R2, on $0.8\pm$ acres, located on the northeast corner of McKinley Street and Broadway Street, zoned Downtown Retail.
6	DEVAPP-24-0096	The Grove at Ashton Park	A Preliminary Plat of The Grove at Ashton Park, on $140\pm$ acres, located $1,600\pm$ feet south of First Street and $3,000\pm$ feet east of Coit Road, zoned Planned Development-90.
7	DEVAPP-24-0103	Chase Bank	A Façade Plan for a Bank on Frontier Retail Center Revised, Block A, Lot 3, on $1.9\pm$ acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69.
8	DEVAPP-24-0104	Broadway Retail	A Revised Site Plan for Restaurant and Retail Buildings on Silo Park Addition, Block A, Lots 3R1, and 3R2, on $0.8\pm$ acres, located on the northeast corner of McKinley Street and Broadway Street, zoned Downtown Retail.

PLANNING

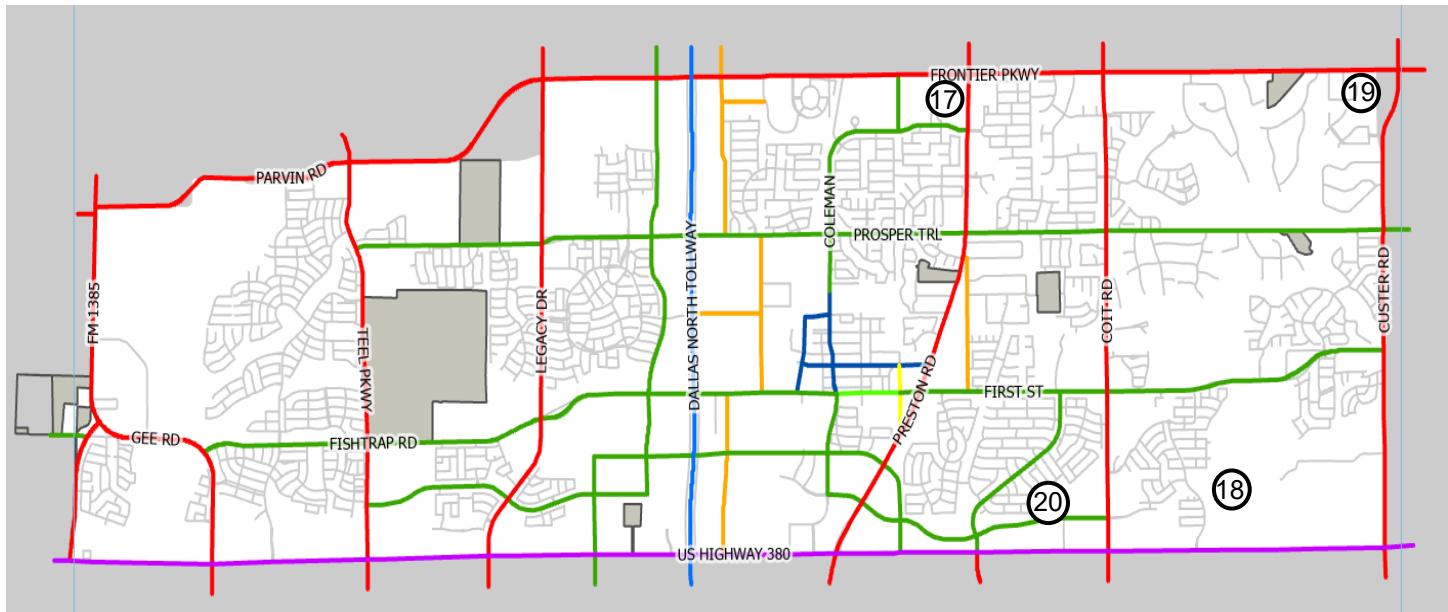
August 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
9	DEVAPP-24-0111	J. Alexander's	A Site Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 400± feet north of University Drive, zoned Planned Development-67.
10	DEVAPP-24-0112	J. Alexander's	A Facade Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 400± feet north of University Drive, zoned Planned Development-67.
11	DEVAPP-24-0113	Chase Bank	A Final Plat of Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69.
12	DEVAPP-24-0114	J. Alexander's	A Final Plat of Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 400± feet north of University Drive, zoned Planned Development-67.
13	DEVAPP-24-0115	Prosper Fire Station No. 4	A Façade Plan for a Fire Station on Fire Station Number 4 Addition, Block A, Lot 1, on 2.7± acres, located on the south side of Prosper Trail and 2,200± feet west of Custer Road, zoned Agricultural.
14	DEVAPP-24-0116	Prosper Fire Station No. 4	A Site Plan for a Fire Station on Fire Station Number 4 Addition, Block A, Lot 1, on 2.7± acres, located on the south side of Prosper Trail and 2,200± feet west of Custer Road, zoned Agricultural.
15	DEVAPP-24-0122	Brookhollow West	An Amending Plat of Brookhollow West, Blocks A-E, on 43.2± acres, located on the northeast corner of Lakewood Drive and Richland Boulevard, zoned Planned Development-111.
16	DEVAPP-24-0123	Chase Bank	A Site Plan for a Bank on Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69

PLANNING

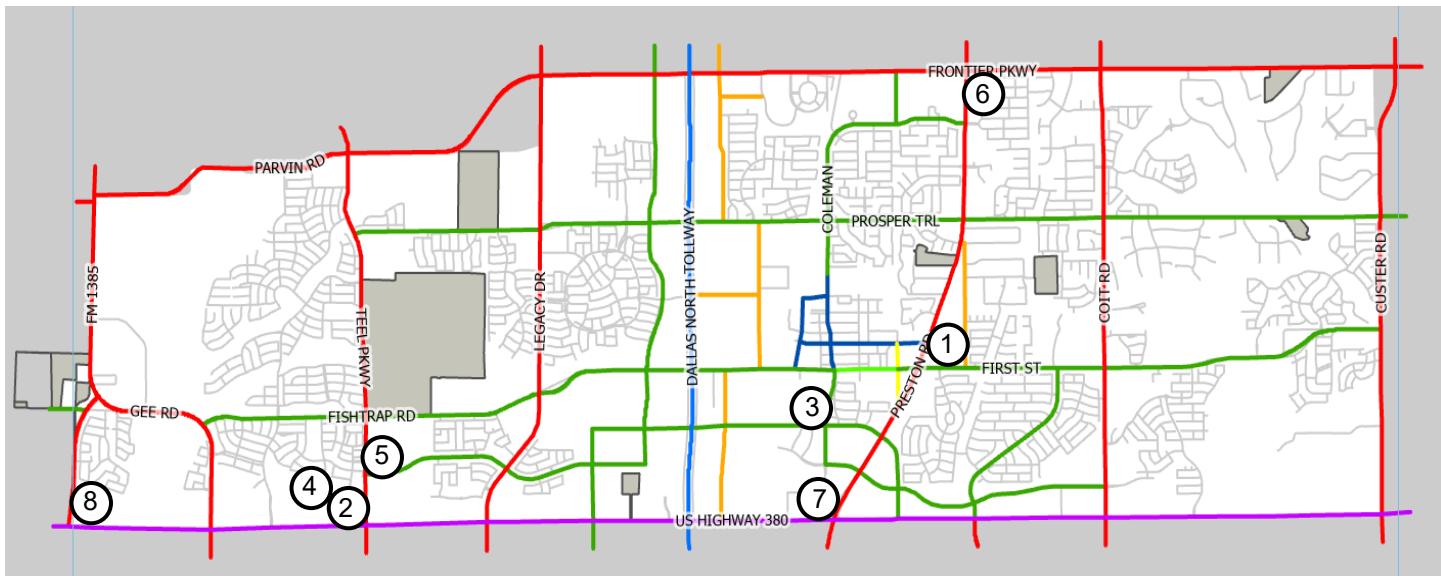
August 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
17	DEVAPP-24-0128	Frontier South	A Preliminary Site Plan for Restaurant/Retail and Retail Buildings on Frontier South, Block A, Lots 1-3, on 5.8± acres, located on the west side of Preston Road and 500± feet north of Coleman Street, zoned Planned Development-116.
18	DEVAPP-24-0129	PISD Administration Facility	A Preliminary Site Plan for Administration, Community Center, Natatorium, and Performance Arts Center Buildings on Prosper District Administration Facility, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 925± feet north of University Drive, zoned Planned Development-90.
19	ZONE-24-0017	The School House	A Planned Development for a Private School on George Horn Survey, Abstract 412, Tract 2, on 5.7± acres, located on the west side of Custer Road and 470± feet south of Frontier Parkway, zoned Agricultural.
20	ZONE-24-0018	Hub 380 Townhomes	A Planned Development for Townhomes on H. Jamison Survey, Abstract 480, Tract 1, on 6.5± acres, located on the north side of Richland Boulevard and 680± feet east of La Cima Boulevard, zoned Planned Development-2.

	August 2023	August 2024	YTD 2023	YTD 2024
Submittals	12	20	117	124

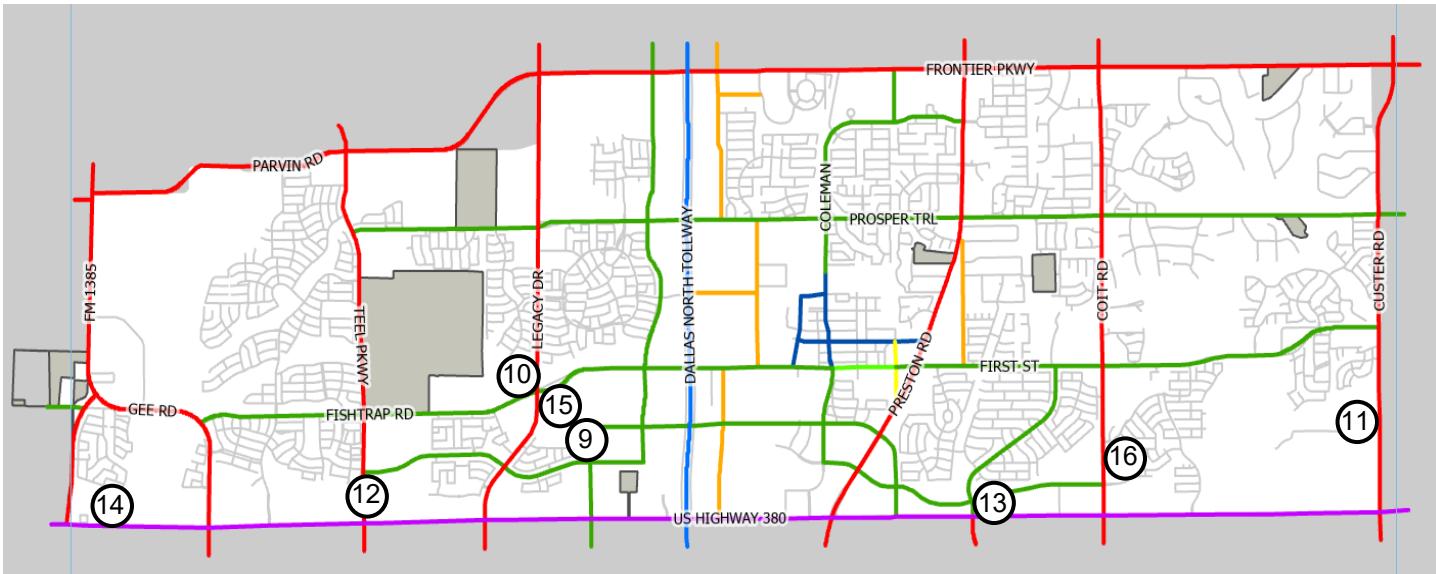
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Prosper Town Center	241 South Preston Road	Medical Office	Building permit reviewed Site Plan expires January 18, 2025	45,000	D19-0076
2	Cracker Barrel	3830 West University Drive	Restaurant	Building permit under review Site Plan expires January 18, 2025	8,992	DEVAPP-23-0088
3	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
4	Teel Plaza 1	3740 West University Drive	Restaurant/ Retail Store	Building permit under review Site Plan expires April 3, 2025	24,137	DEVAPP-23-0160
5	Chili's	3700 West University Drive	Restaurant	Building permit reviewed Site Plan expires April 17, 2025	5,136	DEVAPP-23-0148
6	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
7	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
8	Westside Grocery	5530 West University Drive	Retail Store	Building permit reviewed Site Plan expires July 7, 2025	23,550	DEVAPP-23-0134

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

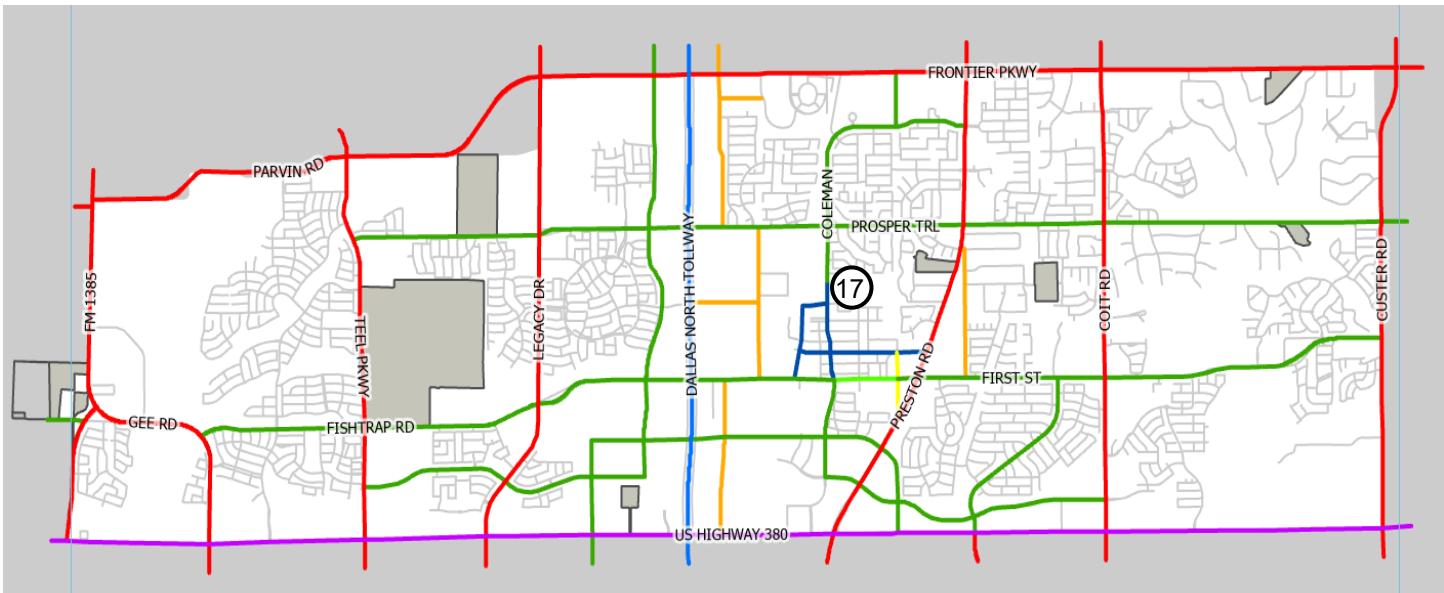


	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Prosper Office Condos Phase 2	2120 Prairie Drive	Medical Office	Building permit under review Site Plan expires October 23, 2025	28,172	DEVAPP-23-0093
10	One United Volleyball	2780 West First Street	Indoor Volleyball Facility	Building permit under review Site Plan expires November 7, 2025	73,645	DEVAPP-23-0030
11	SCI Funeral Home	5788 County Road 933	Funeral Home	No building permit application Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
12	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
13	Rock Creek Church	2860 West First Street	Church	Building permit under review Site Plan expires December 4, 2025	41,075	DEVAPP-24-0037
14	Westside 6 Retail	5720 West University Drive	Restaurant/Retail Store	Building permit under review Site Plan expires January 2, 2026	13,822	DEVAPP-24-0057
15	Children's Hunger Fund	SEC Legacy Drive & First Street	Community Center	Building permit under review Site Plan expires February 6, 2026	88,431	DEVAPP-24-0061
16	Rogers Middle School	1001 South Coit Road	Middle School	Building permit under review Site Plan expires February 6, 2026	31,317	DEVAPP-24-0088

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Shovel Ready—Non-Residential Project Status



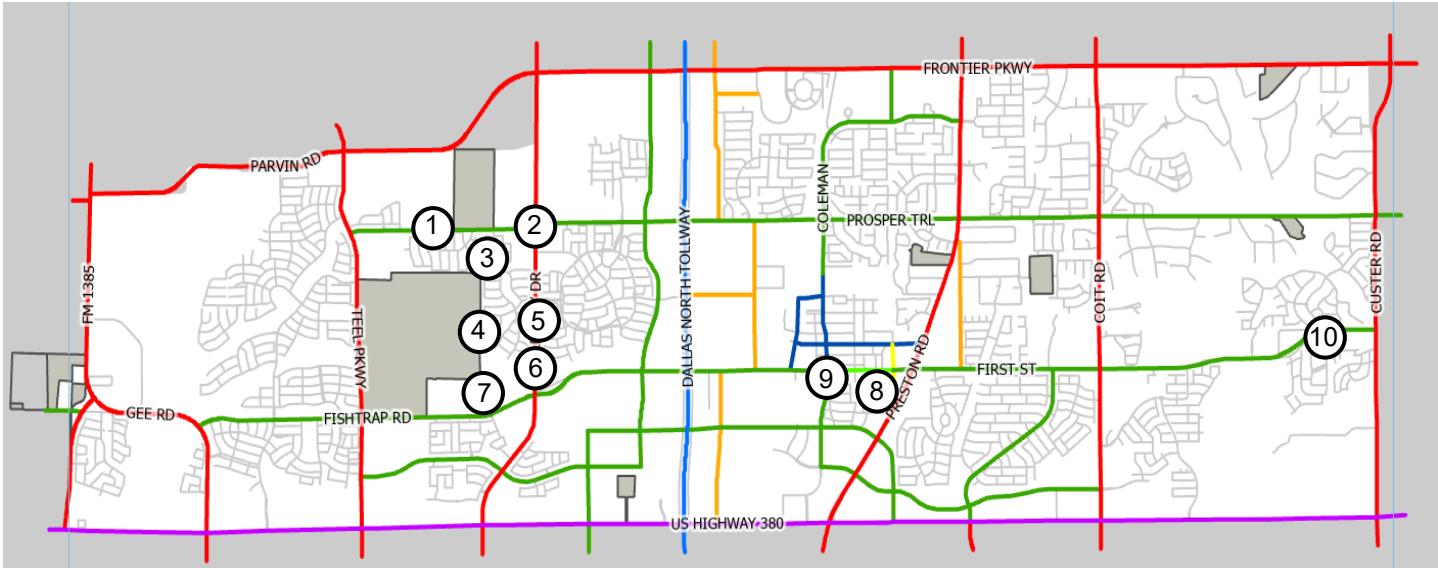
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Reynolds Middle School	700 North Coleman Street	Middle School	Building permit under review Site Plan expires February 6, 2026	23,877	DEVAPP-24-0089

Total Building Square Footage Under Construction

621,715

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

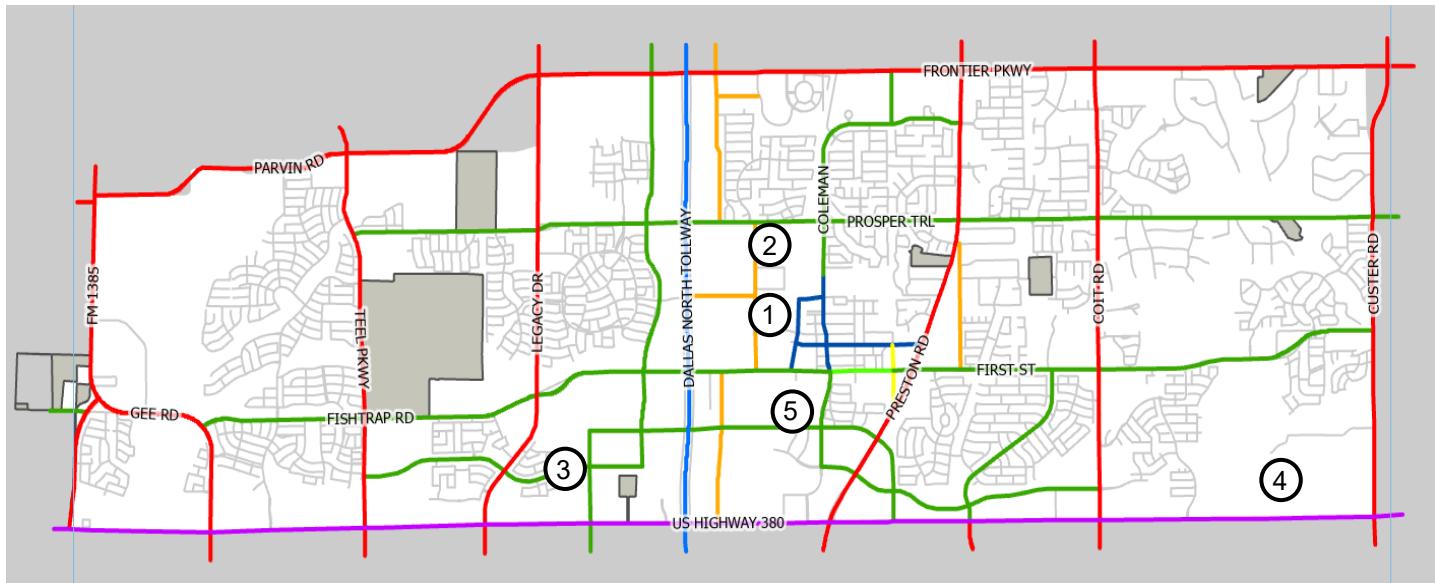


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place	SEQ Teel Parkway/ Prosper Trail	98.2±	Under Construction	206	D22-0058
2	Pearls of Prosper	SWQ Legacy Drive/ Prosper Trail	23.2±	Under Construction	32	DEVAPP-23-0078
3	Star Trail, Phase 14	SWQ Legacy Drive/ Prosper Trail	15.9±	Under Construction	54	DEVAPP-23-0157
4	Star Trail, Phase 15	SWQ Legacy Drive/ Prosper Trail	20.4±	Under Construction	73	DEVAPP-23-0154
5	Star Trail, Phase 16	SWQ Legacy Drive/ Prosper Trail	22.0±	Under Construction	84	DEVAPP-23-0163
6	Star Trail, Phase 17	NWQ Legacy Drive/ First Street	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 Multifamily	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



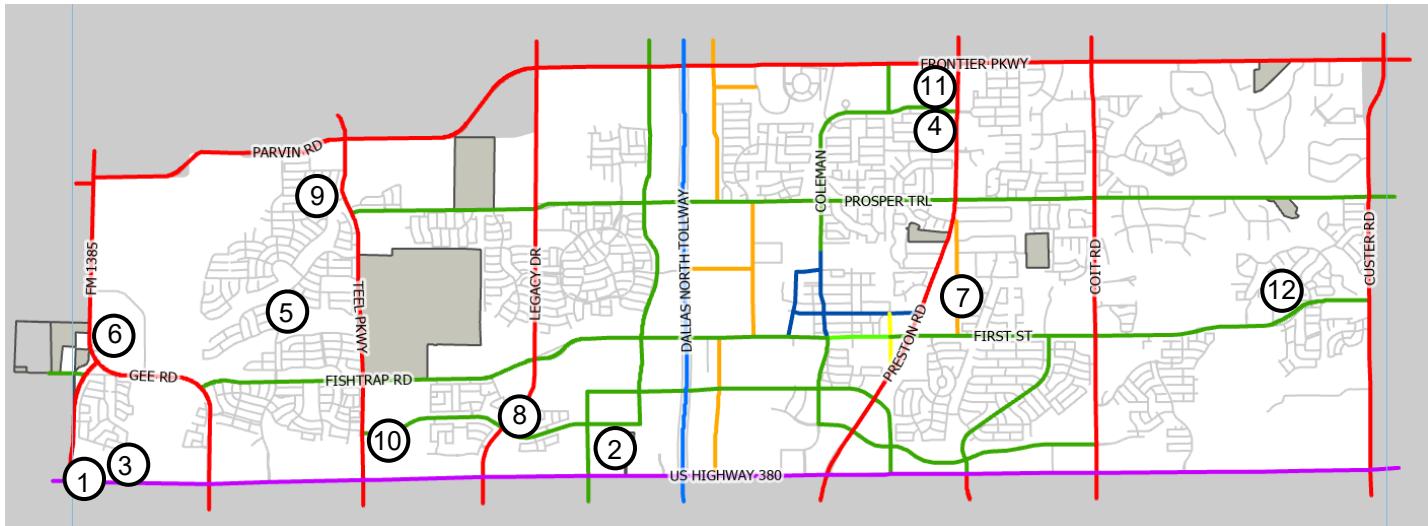
LIV Townhomes



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 1,442,274 Square Feet

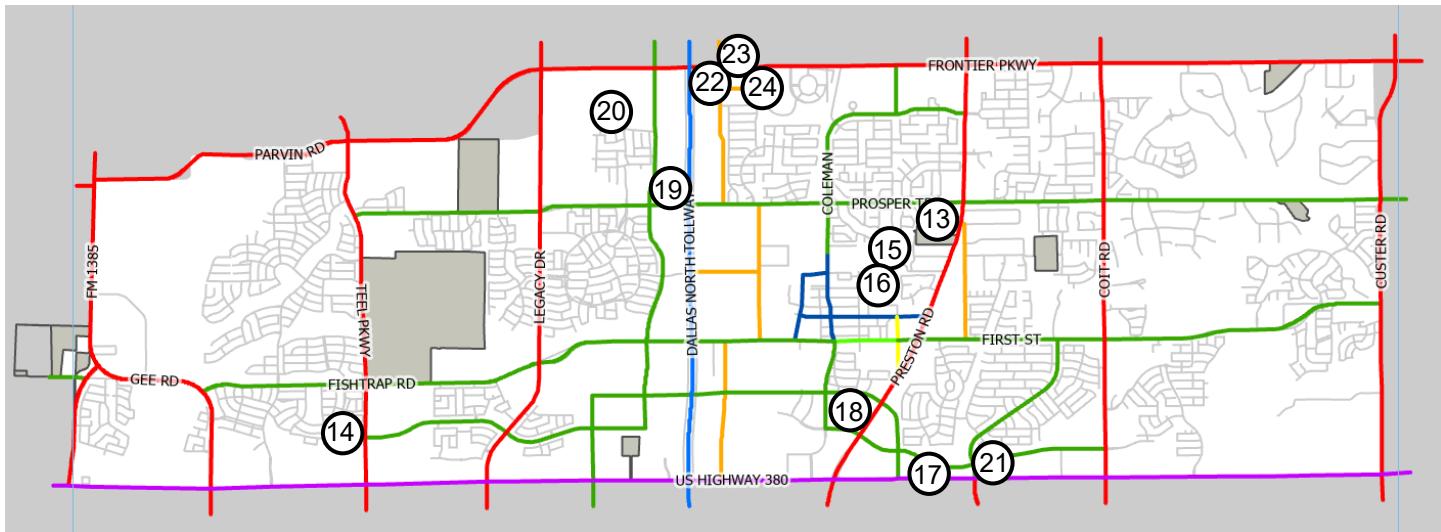


	Permit Number	Project Title	Project Address	Square Footage	Value
1	SH22-0007	Westside Lot 8	5600 West University Drive	14,000	\$1,320,390.40
2	COM-22-0056	Holiday Inn	1100 Mahard Parkway	64,098	\$11,758,124.30
3	COM-23-0028	Costco Warehouse	5620 West University Drive	160,549	\$18,927,442.71
4	COM-22-0003	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 1,442,274 Square Feet

Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
14	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
15	COM-24-0024	PSID Ag Barn	700 North Coleman Street	4,845	\$432,222.45
16	COM-24-0025	PSID Maintenance Building	650 North Coleman Street	24,587	\$5,263,582.50
17	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
18	COM-23-0116	Outback Steakhouse	840 South Preston Road	4,936	\$870,730.14
19	COM-23-0115	Shell Office Building 3	1630 West Prosper Trail Building 3	4,908	\$645,257.90
20	COM-24-0032	PISD—Elementary No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
21	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
22	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
23	COM-24-0026	HEB	2145 West Frontier Parkway	138,711	\$21,509,637.35
24	COM-24-0039	McDonalds	2105 West Frontier Parkway	4,445	\$784,115.78

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	39
Cambridge	First Texas Tradition Homes	45
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	13
Lakes of Legacy	Shaddock	5
Lakewood	Highland Toll Brothers Tradition Homes	29
Legacy Gardens	Riseland	39
Malabar Hills	Sumeer Homes Inc.	2
Montclair	Our Country Homes	2
Star Trail	American Legend Highland Homes Perry Homes	160
Tanner Mills	First Texas Homes	2
Whispering Farms Phase I	Acadian Group	1
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	197
Total	Houses	536

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, August

	August 2023	YTD 2023	August 2024	YTD 2024
Code Compliance Inspections	239	1778	210	177
Citations Issued	8	32	3	16
Health Inspections	69	276	47	359

Health Inspection Results, August 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Dutch Bros	Restaurant	520 S Preston Rd	Preliminary Inspection	Pass
Dutch Bros	Restaurant	520 S Preston Rd	CO Final Inspection	Pass
Heirloom Haul	Restaurant	1150 S Preston Rd Ste 20	Preliminary Inspection	Pass
Heirloom Haul	Restaurant	1150 S Preston Rd Ste 20	CO Final Inspection	Pass
Lala's Taqueria	Restaurant	1921 N Preston Rd Ste 20	Preliminary Inspection	Pass
Lala's Taqueria	Restaurant	1921 N Preston Rd Ste 20	CO Final Inspection	Pass
Palio's Pizza Cafe	Restaurant	120 N Preston Rd Ste 10	Preliminary Inspection	Pass
Palio's Pizza Cafe	Restaurant	120 N Preston Rd Ste 10	CO Final Inspection	Pass
Pinspiration	Convenience Store	821 N Coleman St Ste 150	Preliminary Inspection	Pass
Pinspiration	Convenience Store	821 N Coleman St Ste 150	CO Final Inspection	Pass
Wild Fork Foods	Grocery Store	2351 E University Dr	97	Pass
Chick Fil A at Windsong Ranch	Restaurant	4420 W University Dr	99	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
McDonald's	Restaurant	4500 W University Dr	99	Pass
Tropical Smoothie Café	Restaurant	2001 N Preston Rd Ste 30	Follow-Up Inspection	N/A
Tropical Smoothie Café	Restaurant	2001 N Preston Rd Ste 30	2nd Follow-Up Inspection	N/A
Tealatte Bar	Restaurant	1921 N Preston Rd Ste 60	91	Pass
Feng Cha	Restaurant	4580 W University Dr Ste 70	95	Pass
Feng Cha	Restaurant	4580 W University Dr Ste 70	Follow-Up Inspection	N/A
Silo Park LLC	Restaurant	380 W Broadway St	Follow-Up Inspection	N/A
Crave Cookies - Frisco, LLC - Crave Cookies	Restaurant	4325 E University Dr Ste 10	Follow-Up Inspection	N/A
MOD Pizza	Restaurant	4780 W University Dr Ste 10	Complaint Inspection	N/A
MOD Pizza	Restaurant	4780 W University Dr Ste 10	81	Pass
Coldstone Creamery	Restaurant	4580 W University Dr Ste 40	89	Pass
Walmart Store #6300	Convenience Store	500 Richland Blvd Ste 510	100	Pass
7-Eleven #34650	Convenience Store	1541 E University Dr	86	Pass
7-Eleven #34650	Convenience Store	1541 E University Dr	Follow-Up Inspection	N/A

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
Circle K	Convenience Store	1411 E University Dr	81	Pass
CVS Pharmacy	Convenience Store	2451 E University Dr	97	Pass
Texas Mac Shack	Temporary Event	4000 Pepper Grass Ln	N/A	Pass
At Your Service Catering & Event Planning	Temporary Event	4000 Pepper Grass Ln	N/A	Pass
LA Fitness	Public Pool	4900 W University Dr	Complaint Inspection	N/A
LA Fitness	Public Pool	4900 W University Dr	Follow-Up Inspection	N/A
Windsong Ranch HOA Pool	HOA Pool	1001 Windsong Pkwy	Complaint Inspection	N/A
Windsong Ranch HOA Pool	HOA Pool	1001 Windsong Pkwy	Follow-Up Inspection	N/A
Windsong Ranch Lagoon	HOA Lagoon	4000 Pepper Grass Ln	Complaint Inspection	N/A
Windsong Ranch Lagoon	HOA Lagoon	4000 Pepper Grass Ln	Follow-Up Inspection	N/A
Frontier Estates	HOA Pool	1801 Bozman Trl	Pool Closure/Reopen	Fail
Frontier Estates	HOA Pool	1801 Bozman Trl	Pool Closure/Reopen	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.