



# Development Services Monthly Report

## Development Activity

### October 2024

#### Development Services

##### Planning

##### Building Inspections

##### Health & Code Compliance

##### Physical Address:

250 West First Street

#### Development at a Glance

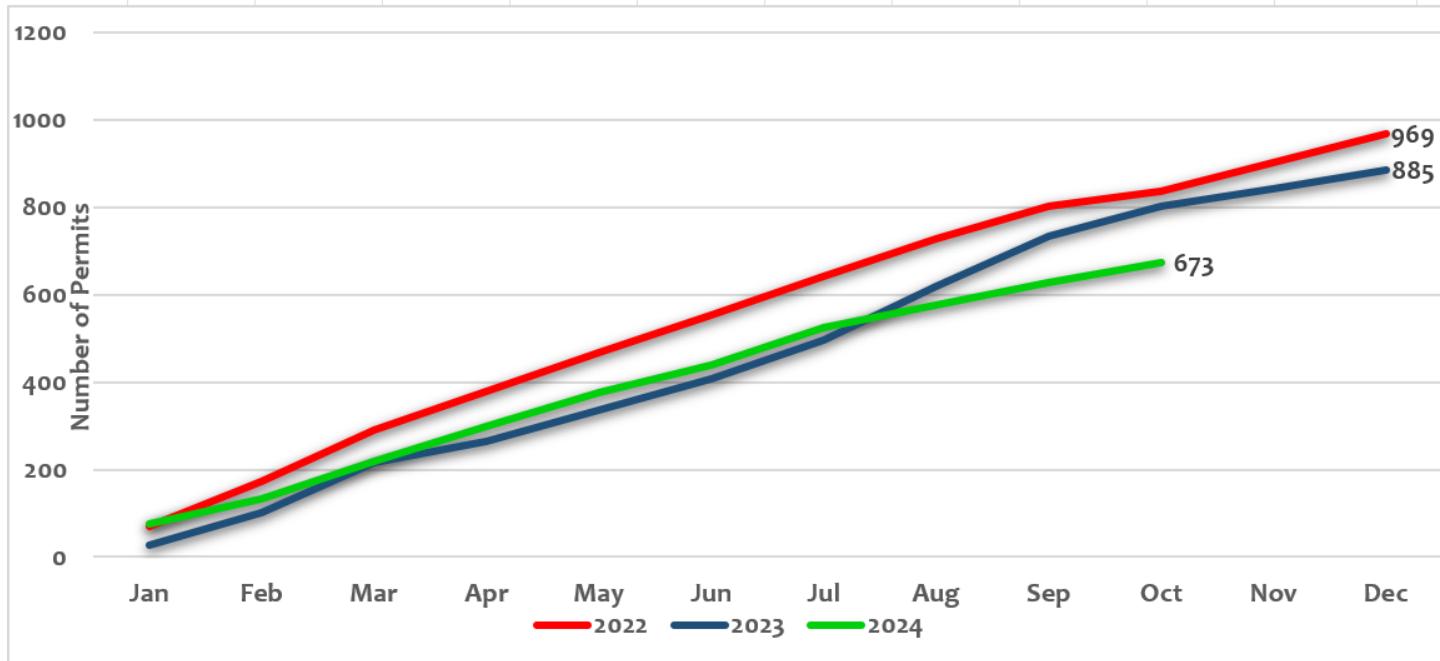
#### for the month of October 2024

Single Family & Townhome Permits Issued – 46

Single Family & Townhome Permits Finaled – 60

Single Family & Commercial Inspections – 3,502

Certificates of Occupancy Issued – 18

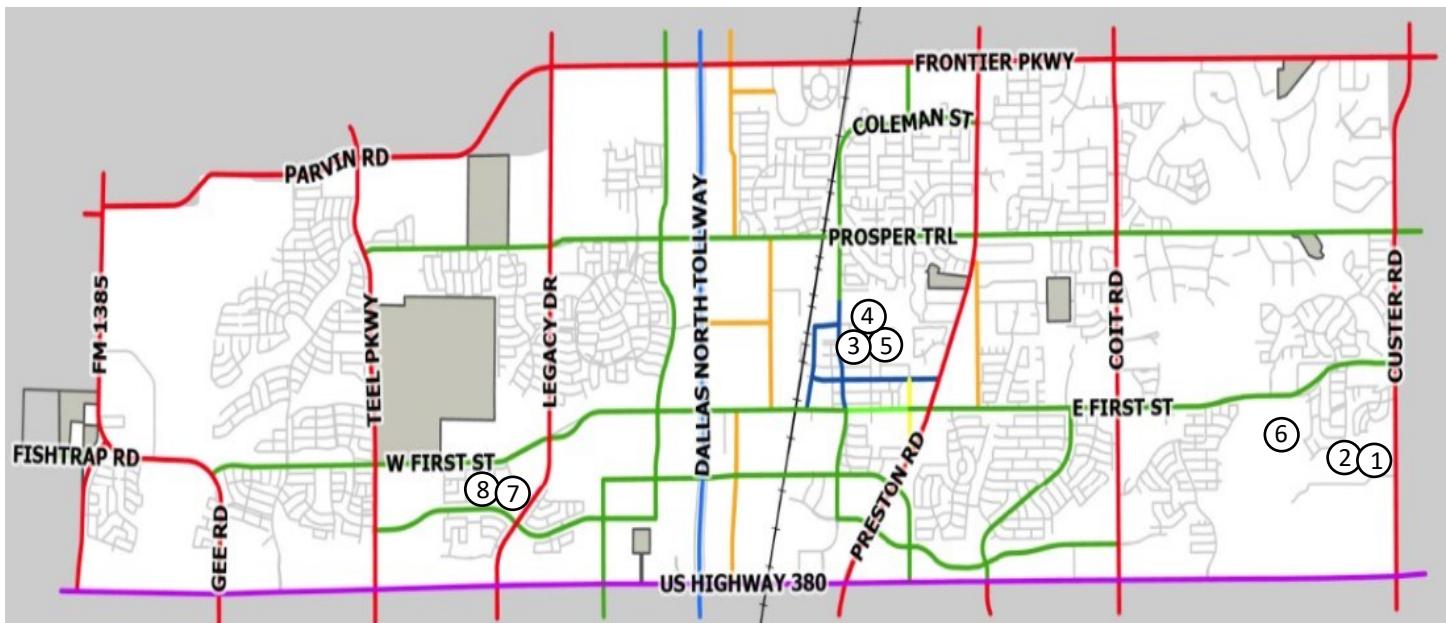


#### Single Family Residential Permits Issued by Quarter

	October	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2022	36	289	267	245	165	1002
2023	68	215	193	325	152	953
2024	46	219	219	189	—	673

# PLANNING

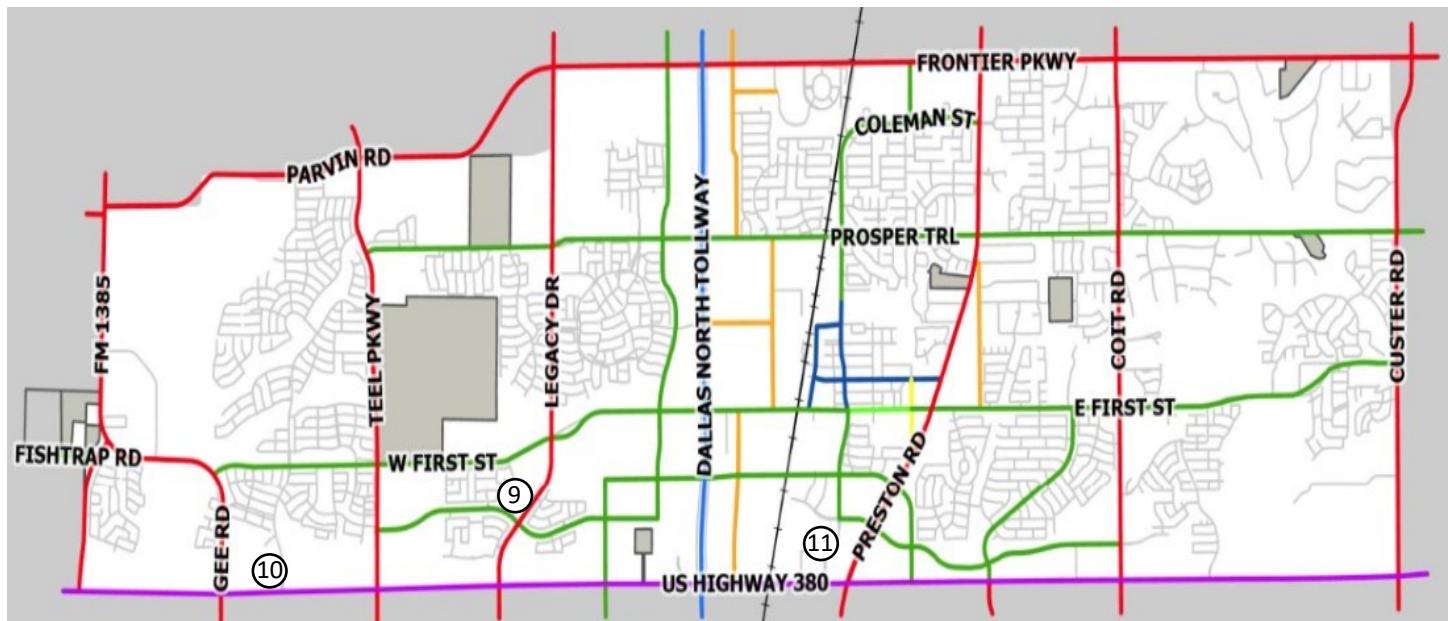
## October 2024 Zoning and Development Applications



Case Number	Project Title	Project Description
1	DEVAPP-24-0016	Prosper Trails Addition A Revised Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1 & 2, on 53.3± acres, located on the west side of Custer Road and 1,845± feet north of University Drive, zoned Planned Development-105.
2	DEVAPP-24-0145	Prosper Trails Addition A Final Plat of SCI Prosper Trails Addition, Block A, Lots 1 & 2, on 53.3± acres, located on the west side of Custer Road and 1,845± feet north of University Drive, zoned Planned Development-105.
3	DEVAPP-24-0107	Prosper Central Addition A Façade Plan for a Mixed-Use Building, on Prosper Central Addition, Block 1, Lot 1, on 0.3± acres, located on the northeast corner of Sixth Street and Coleman Street, zoned Planned Development-127.
4	DEVAPP-24-0108	Prosper Central Addition A Site Plan for a Mixed-Use Building, on Prosper Central Addition, Block 1, Lot 1, on 0.3± acres, located on the northeast corner of Sixth Street and Coleman Street, zoned Planned Development-127.
5	DEVAPP-24-0109	Prosper Central Addition A Final Plat of Prosper Central Addition, Block 1, Lot 1, on 0.3± acres, located on the northeast corner of Sixth Street and Coleman Street, zoned Planned Development-127.
6	DEVAPP-24-0132	Wandering Creek Ph. 2 A Final Plat of Wandering Creek, Phase 2, on 20.1± acres, located on the south side of First Street and 3,320± feet west of Custer Road, zoned Planned Development-90
7	DEVAPP-24-0138	Prosper Center A Site Plan for Restaurant/Retail Buildings on Prosper Center, Block D, Lot 4, on 2.8± acres, located on the southeast corner of Legacy Drive and Prairie Drive, zoned Planned Development-65.
8	DEVAPP-24-0139	Prosper Center A Final Plat of Prosper Center, Block D, Lot 4, on 2.8± acres, located on the southeast corner of Legacy Drive and Prairie Drive, zoned Planned Development-65.

# PLANNING

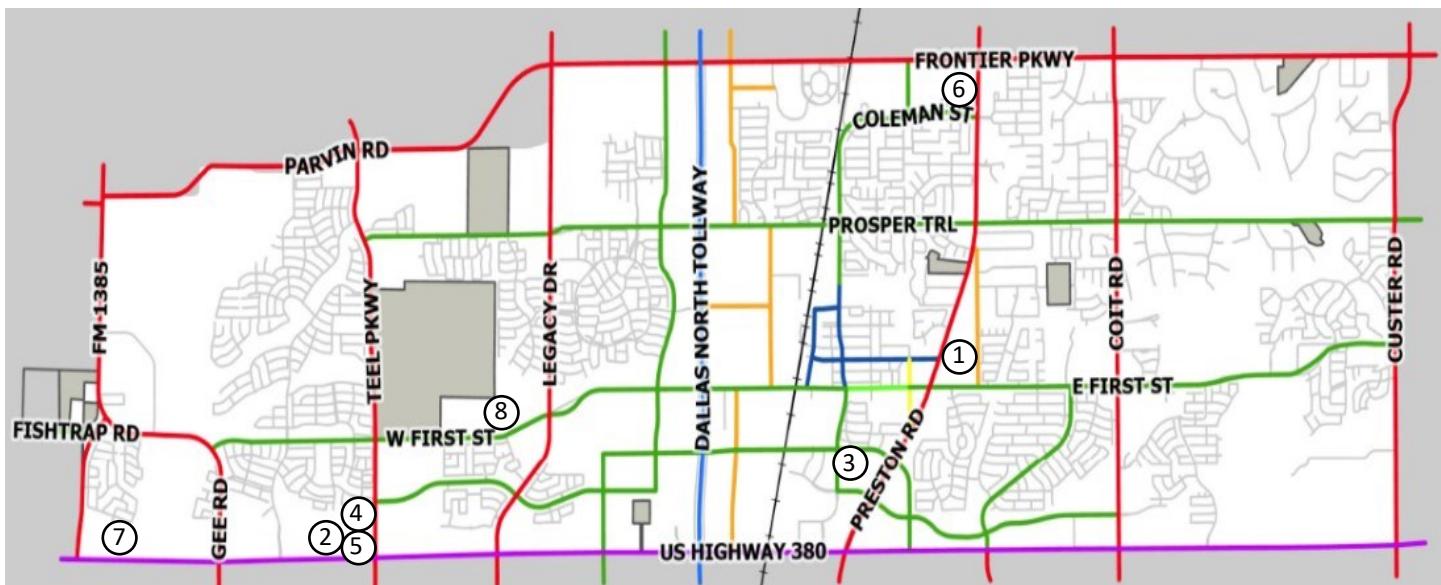
## October 2024 Zoning and Development Applications



	Case Number	Project Title	Project Description
9	DEVAPP-24-0140	Prosper Center	A Façade Plan for Restaurant/Retail Buildings on Prosper Center, Block D, Lot 4, on 2.8± acres, located on the southeast corner of Legacy Drive and Prairie Drive, zoned Planned Development-65.
10	DEVAPP-24-0146	Windsong Ranch Marketplace	A Site Plan for a Drive-Thru Restaurant Expansion on Windsong Ranch Marketplace, Block A, Lot 14, on 2.5± acres, located on the northwest corner of University Drive and Windsong Parkway, zoned Planned Development-40.
11	DEVAPP-24-0157	Gates of Prosper Phase 3B	A Preliminary Site Plan for Restaurant/Retail Buildings on Gates of Prosper, Phase 3B, Block B, Lot 3, on 10.8± acres, located on the northwest corner of Preston Road and University Drive, zoned Planned Development-67.

	October 2023	October 2024	YTD 2023	YTD 2024
Submittals	10	11	143	152

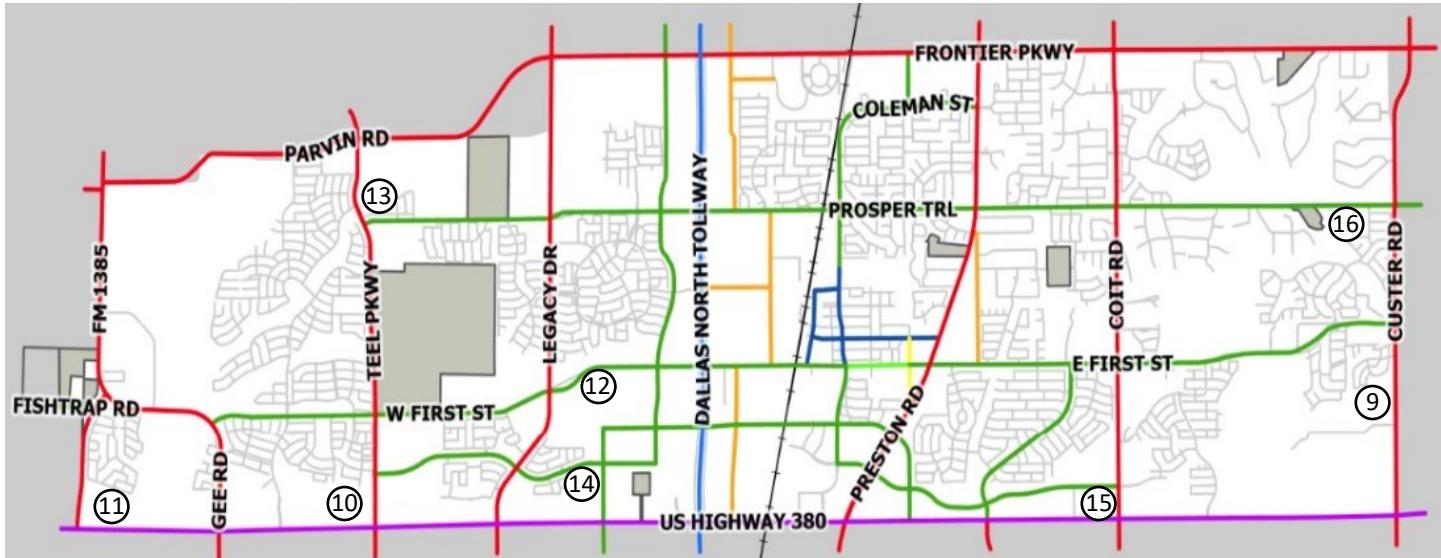
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Prosper Town Center	241 South Preston Road	Medical Office	Building permit expired 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 reviewed 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 expired Site Plan expires May, 5, 2025	9,945	DEVAPP-23-0091
7	Westside Grocery	5530 West University Drive	Retail Store	Building permit reviewed Site Plan expires July 7, 2025	23,550	DEVAPP-23-0134
8	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

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	SCI Funeral Home	5788 County Road 933	Funeral Home	Building permit under review Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
10	Teel Lot 7 Retail	3810 West University Drive	Retail Store	Building permit under review Site Plan expires November 21, 2025	25,500	DEVAPP-24-0006
11	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
12	Children's Hunger Fund	2161 West First Street	Community Center	Building permit under review Site Plan expires February 6, 2026	88,431	DEVAPP-24-0061
13	Windsong Retail	1230 & 1260 North Teel Parkway	Restaurant/Retail Store	Building permit under review Site Plan expires March 3, 2026	25,971	DEVAPP-24-0040
14	Marriott Hotel	SWC Mahard Parkway & Prairie Drive	Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
15	Prosper Commons Block B, Lot 10	1200 South Coit Road	Medical Office/Retail Store	Building Permit Expired Site Plan expires April 15, 2026	11,735	DEVAPP-24-0079
16	Fire Station No. 4	3980 East Prosper Trail	Fire Station	Building Permit Under Review Site Plan expires April 15, 2026	12,212	DEVAPP-24-0116

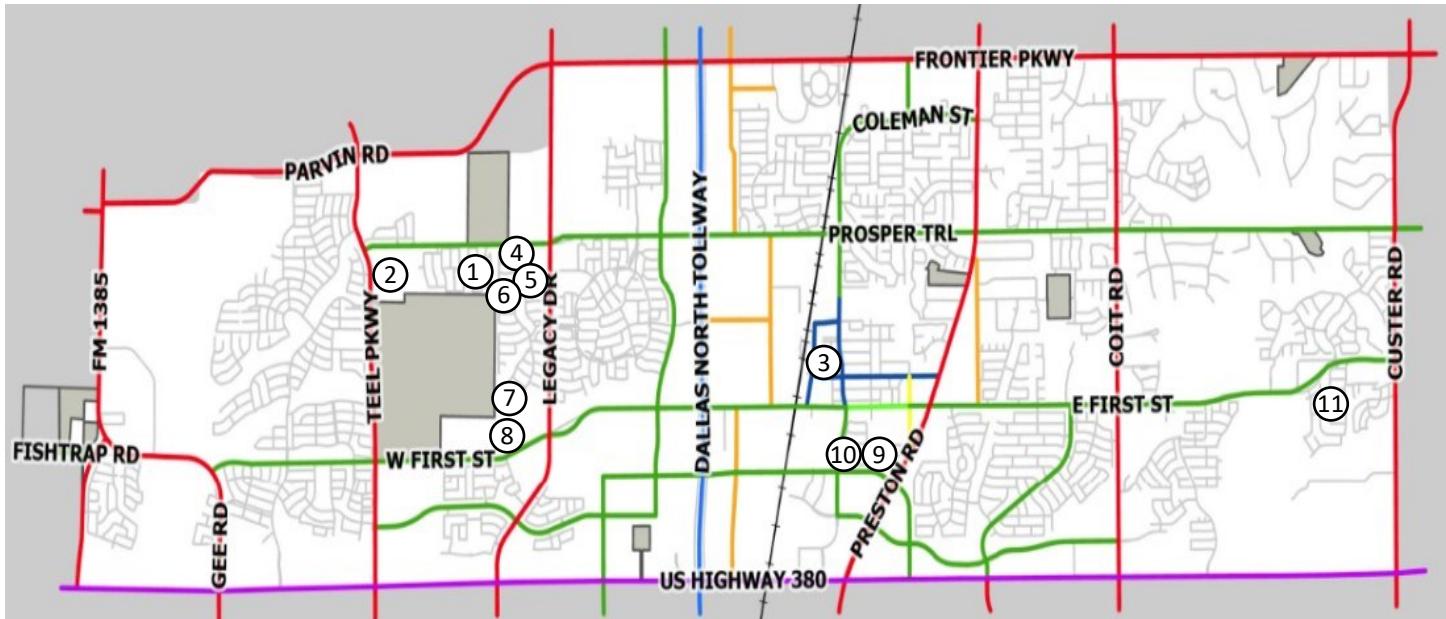
**Total Building Square Footage Under Construction**

**450,314**

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

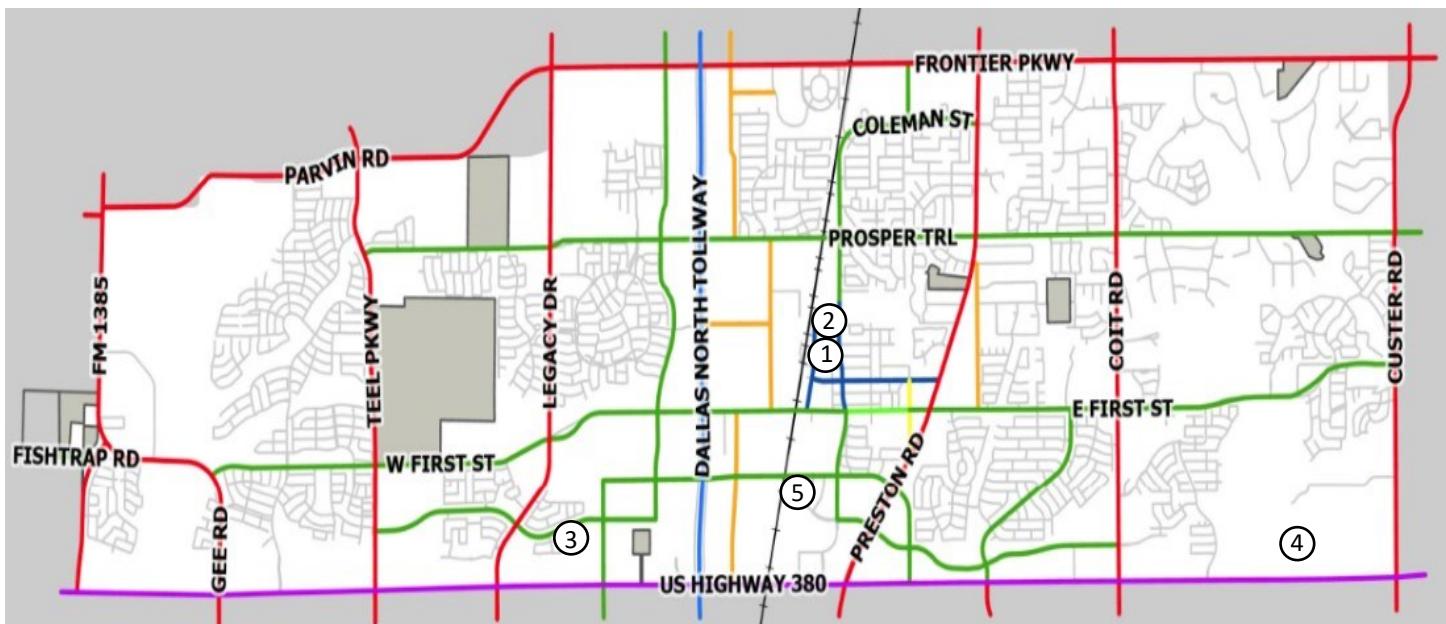


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place Phase 1	SEQ Teel Parkway/Prosper Trail	98.2±	Under Construction	206	D22-0058
2	Park Place Phase 2	NWQ Teel Parkway / Prosper Trail	68.8±	Under Construction	166	DEVAPP-24-0092
3	Pearls of Prosper	SWQ Legacy Drive/Prosper Trail	23.2±	Under Construction	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±	Under Construction	48	DEVAPP-23-0169
8	Star Trail, Phase 18	NWQ Legacy Drive/First Street	30.1±	Under Construction	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					1,000	

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

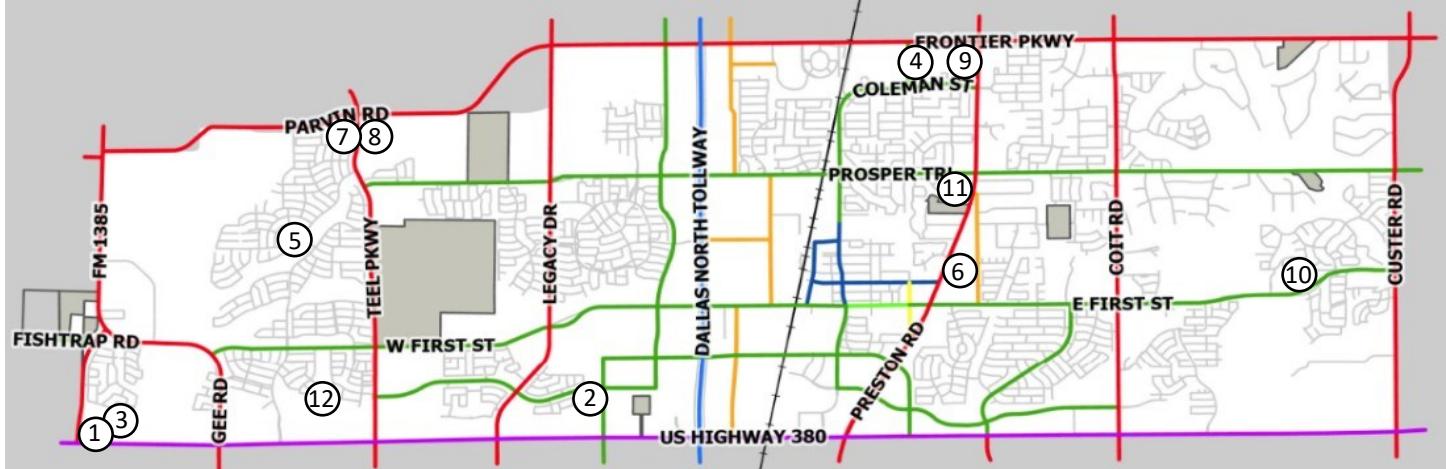


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Alders at Prosper (Age Restricted)	2151 Prairie 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 been issued	256	DEVAPP-23-0210
<b>Total Number of Lots Under Construction / Shovel Ready</b>					<b>1,074 Units</b>	

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

# BUILDING INSPECTIONS

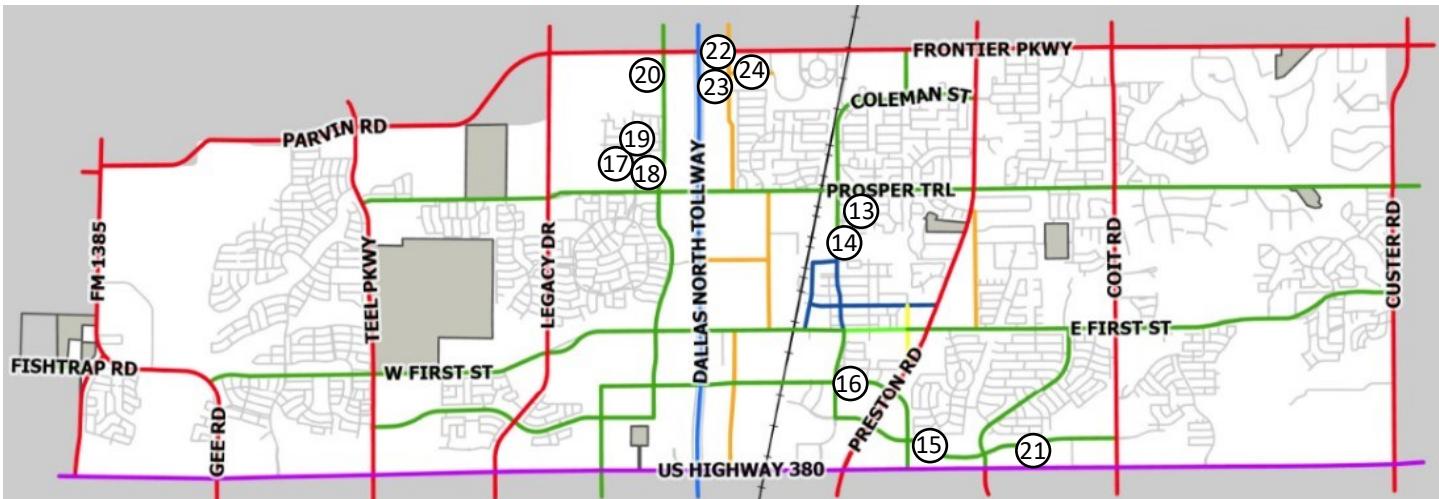
Current Non-Residential Construction Activity—Total of 1,643,154 Square Feet  
Details for Each Project on Following Pages



	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-23-0032	North Preston Village Block A, Lot 4	710 North Preston Road	9,040	\$1,188,494.59
7	COM-23-0031	PISD MS #6	1451 North Teel Parkway	156,646	\$53,943,011.24
8	COM-23-0040	PISD Highschool #4	3450 Prairie Drive	641,136	\$159,571,120.88
9	COM-23-0009	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42
10	COM-23-0070	Lighthouse Church	3851 East First Street	12,030	\$3,108,763.73
11	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
12	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44

# BUILDING INSPECTIONS

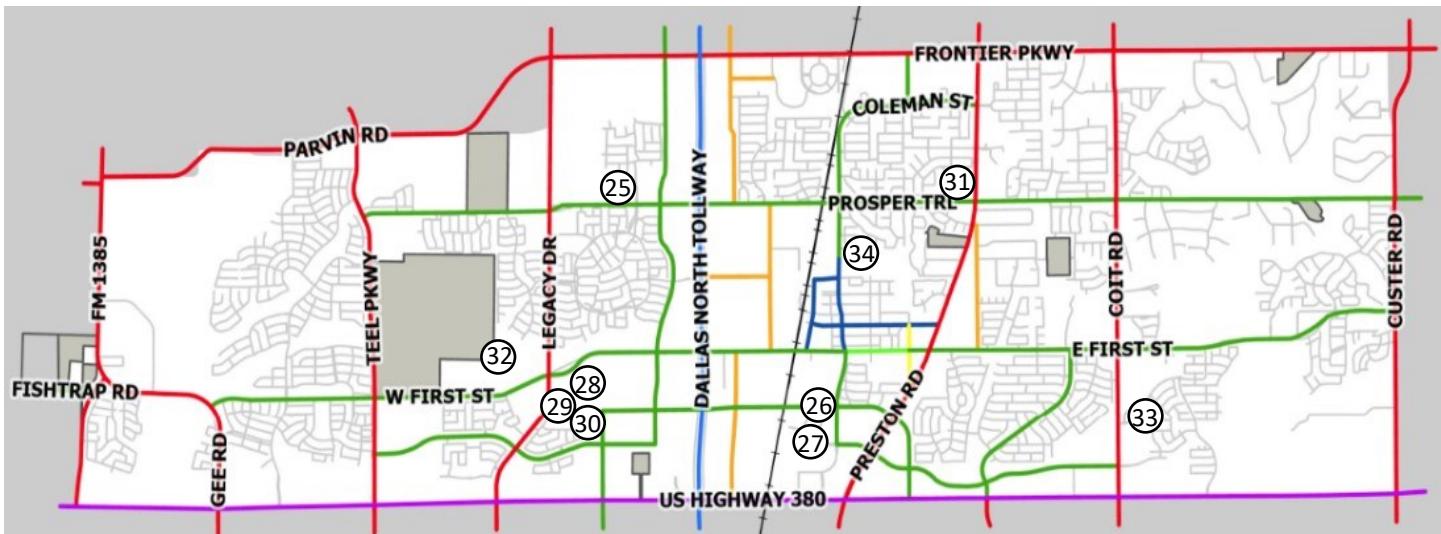
Current Non-Residential Construction Activity—Total of 1,643,154 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-24-0024	PSID Ag Barn	700 North Coleman Street	4,845	\$432,222.45
14	COM-24-0025	PSID Maintenance Building	650 North Coleman Street	24,587	\$5,263,582.50
15	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
16	COM-23-0116	Outback Steakhouse	840 South Preston Road	4,936	\$870,730.14
17	COM-23-0115	Offices at Prosper Trail Building 3	1630 West Prosper Trail Building 3	4,908	\$645,257.90
18	COM-23-0048	Offices at Prosper Trail Building 5	1630 West Prosper Trail Building 5	4,465	\$645,257.90
19	COM-23-0069	Offices at Prosper Trail Building 6	1630 West Prosper Trail Building 6	4,465	\$675,418.54
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

# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,643,154 Square Feet



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0071	The Offices at Prosper Building 1	1630 West Prosper Trail	4,908	\$645,257.90
26	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
27	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
28	COM-24-0076	Prosper Office Condos Building 4	2120 Prairie Drive Building 4	4,958	\$651,831.43
29	COM-24-0082	Prosper Office Condos Building 2	2120 Prairie Drive Building 2	4,233	\$692,730.45
30	COM-23-0109	Prosper Office Condos Building 5	2120 Prairie Drive Building 5	4,958	\$682,299.33
31	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
32	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
33	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
34	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89

## Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2024
Amber Farms	Aaron Wallrath Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	54
Cambridge	First Texas Tradition Homes	57
Hillside	Baily Brothers Builders	1
Ladera	Integrity Retirement Group	15
Lakes of Legacy	Shaddock	8
Lakewood	Highland Toll Brothers Tradition Homes	31
Legacy Gardens	Riseland	52
Malabar Hills	Sumeer Homes Inc.	2
Montclair	Our Country Homes	2
Star Trail	American Legend Highland Homes Perry Homes	175
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	217
Wondering Creek	Toll Brothers	2
<b>Total</b>	<b>Houses</b>	<b>620</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, October

	October 2023	YTD 2023	October 2024	YTD 2024
Code Compliance Inspections	183	2095	318	2304
Citations Issued	2	45	16	55
Health Inspections	53	373	39	483

## Health Inspection Results, October 2024

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Popeyes	Restaurant	4235 E University Dr	85	Pass
Salsa Tex Mex	Restaurant	1170 N Preston Rd Ste 190	Follow Up Inspection	N/A
Salsa Tex Mex	Restaurant	1170 N Preston Rd Ste 190	Complaint Inspection	N/A
Salsa Tex Mex	Restaurant	1170 N Preston Rd Ste 190	Complaint Inspection	N/A
Roma's Italian Restaurant	Restaurant	1361 E University Dr Ste 70	Imminent Health Hazard (Fire)	N/A
Roma's Italian Restaurant	Restaurant	1361 E University Dr Ste 70	General Complaint	N/A
Legacy Bagels	Restaurant	2381 E University Dr Ste 10	Preliminary Inspection	Pass
Legacy Bagels	Restaurant	2381 E University Dr Ste 10	CO Final Inspection	Pass
Goyaki	Restaurant	1049 N Preston Rd Ste 30	Preliminary Inspection	Pass
Goyaki	Restaurant	1049 N Preston Rd Ste 30	CO Final Inspection	Pass
Lala's Taqueria	Restaurant	1921 N Preston Rd Ste 20	98	Pass
Lala's Taqueria	Restaurant	1921 N Preston Rd Ste 20	Complaint Inspection	N/A

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Chili's Grill & Bar	Restaurant	1081 S Preston Rd	88	Pass
Hibachi Masters Inc	Restaurant	640 N Preston Rd	85	Pass
Fourteen Eighteen Kitchen	Restaurant	203 N Coleman St	Preliminary Inspection	Pass
Fourteen Eighteen Kitchen	Restaurant	203 N Coleman St	CO Final Inspection	Pass
Crumbl Cookies	Restaurant	220 S Preston Rd Ste 10	93	Pass
Crumbl Cookies	Restaurant	220 S Preston Rd Ste 10	Follow Up Inspection	N/A
7-Eleven Inc	Restaurant	2101 N Preston Rd	Follow Up Inspection	N/A
7-Eleven Inc	Restaurant	2101 N Preston Rd	2nd Follow Up Inspection	N/A
Kona Ice	Cold Truck		N/A	Pass
Fluff N Stuff	Temporary Event	761 Foxfield Ct	N/A	Pass
Farm 2 Fork	Temporary Event	209 Richland Blvd	N/A	Pass
Texas Mac Shack	Temporary Event	4000 Pepper Grass Ln	N/A	Pass
Farm 2 Fork	Temporary Event	201 Richland Blvd	N/A	Pass
At Your Service Catering & Event Planning	Temporary Event	1001 W Prosper Trl	N/A	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Dynamite Eggroll	Temporary Event	721 Village Park Ln	N/A	<b>Pass</b>
Dynamite Eggroll	Temporary Event	3080 W First St	N/A	<b>Pass</b>
Firehouse Shaved Ice	Temporary Event	301 Eagle Dr	N/A	<b>Pass</b>
Boardwalk Bites	Temporary Event	3830 Freeman Way	N/A	<b>Pass</b>
Reynolds Middle School	School	700 N Coleman St	98	<b>Pass</b>
Rushing Middle School	School	3080 W First St	100	<b>Pass</b>
Cheek Middle School	School	200 Denton Way	100	<b>Pass</b>

**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.