



# Development Services Monthly Report

## Development Activity January 2025

### Development Services

Planning  
Building Inspections  
Health & Code Compliance

Physical Address:  
250 West First Street

### Development at a Glance for the month of January 2025

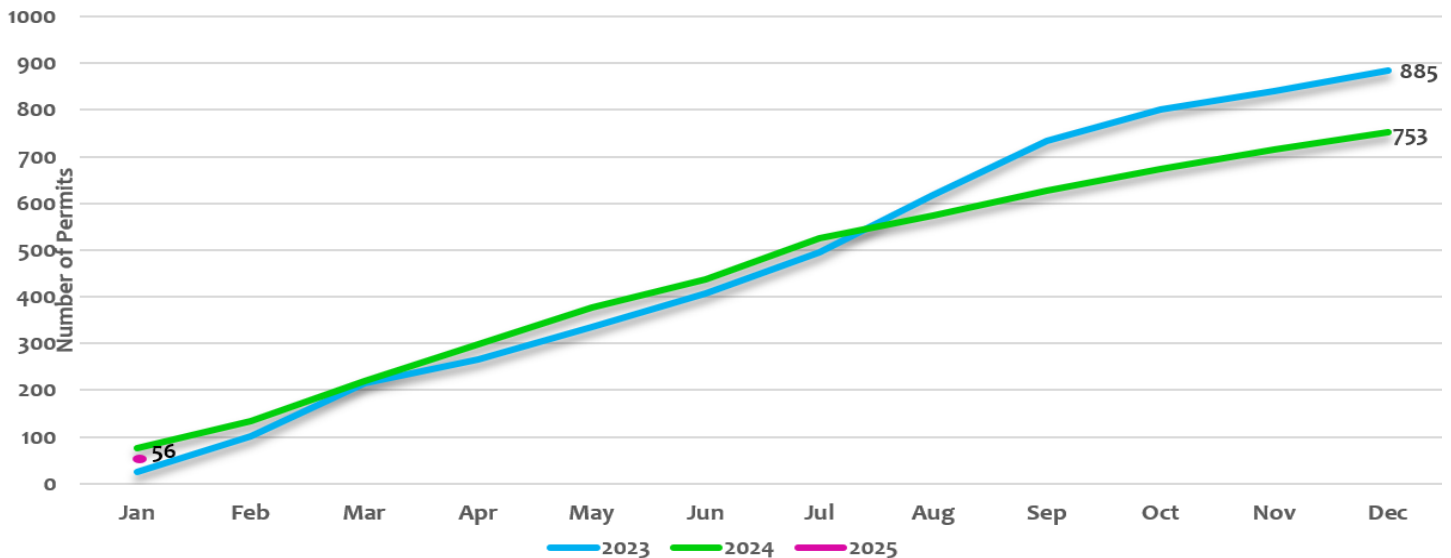
Single Family & Townhome Permits Issued – 56

Single Family & Townhome Permits Finaled – 55

Single Family & Commercial Inspections – 2,248

Certificates of Occupancy Issued – 44

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

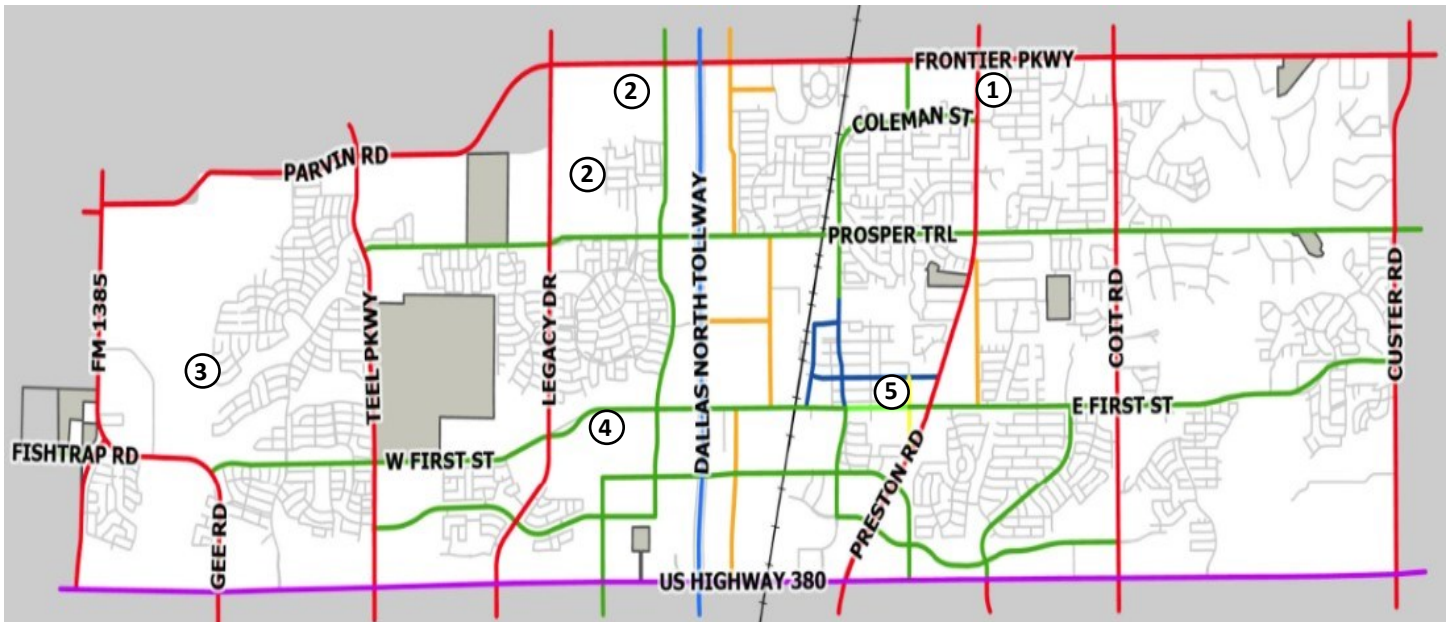


### Single Family Residential Permits Issued by Quarter

	January	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	44	215	193	325	152	885
2024	38	219	219	189	126	753
2025	56	-	-	-	-	56

# PLANNING

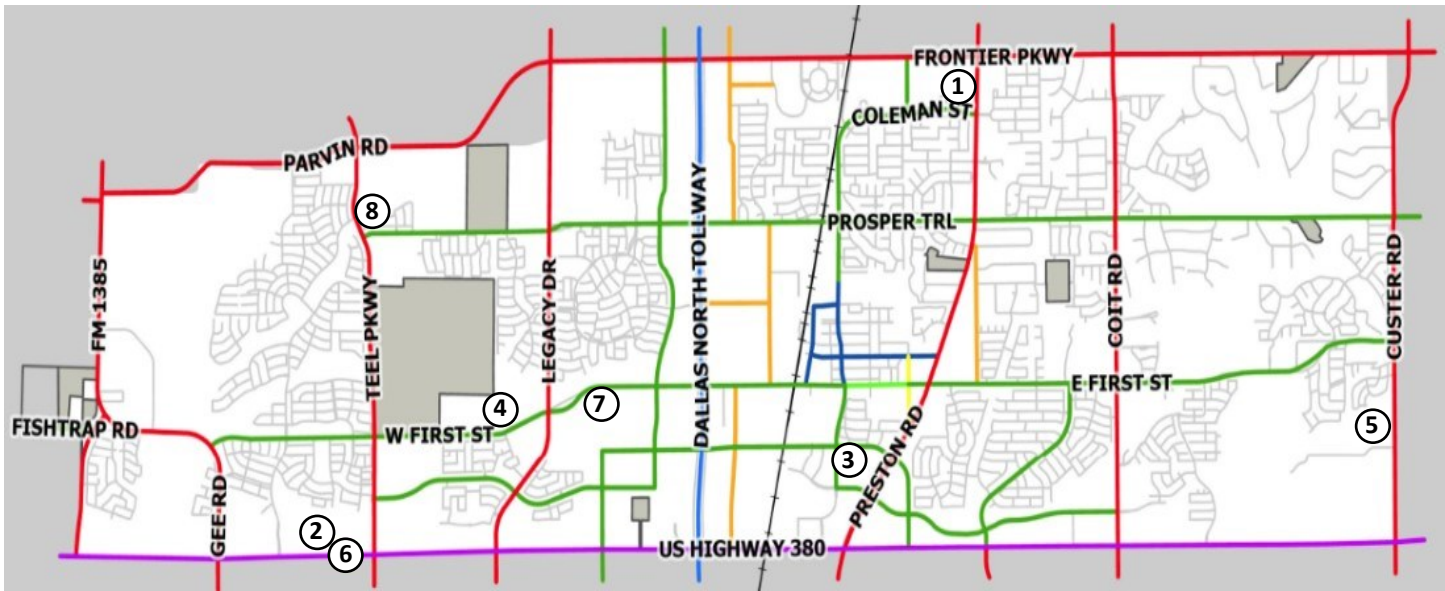
## January 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0164	Preston and Frontier Block 1, Lots 1-3	A Preliminary Site Plan for Bank, Drive-Through Restaurant, Grocery Store, and Restaurant/Retail Buildings on Preston and Frontier, Block 1, Lots 1-3, on 24.0± acres, located on the southeast corner of Preston Road and Frontier Parkway, zoned Planned Development-15.
2	DEVAPP-24-0167	Legacy Gardens, Phase 3	A Final Plat of Legacy Gardens, Phase 3, on 79.8± acres, located on two tracts. First tract located on the south side of Frontier Parkway and 1,515± feet east of Legacy Drive. Second tract located 950± feet east of Legacy Drive and 1,300± feet north of Prosper Trail, zoned Planned Development-115.
3	DEVAPP-25-0001	Windsong Ranch Phase 7G, Block N, Lot 20	A Replat of Windsong Ranch Phase 7G, Block N, Lot 20, on 0.2± acre, located on the southwest corner of Pearland Drive and Muleshoe Lane, zoned Planned Development-40.
4	ZONE-24-0025	Bella Prosper Abstract 147, Tracts 29 & 73-74	A Planned Development for a Mixed-Use Development on Collin County School Land Survey 12, Abstract 147, Tracts 29 & 73-74, on 60.2± acres, located on the south side of First Street and 1,550± feet east of Legacy Drive, zoned Planned Development-71 and Agricultural.
5	ZONE-25-0001	Interior Design Studio Abstract 147, Tracts 29 & 73-74	A Planned Development for an Interior Design Studio on Collin County School Land Survey 12, Abstract 147, Tract 177, on 0.3± acre, located on the northwest corner of Lane Street and First Street, zoned Single Family-15.

	January 2024	January 2025	YTD 2024	YTD 2025
Submittals	25	5	25	5

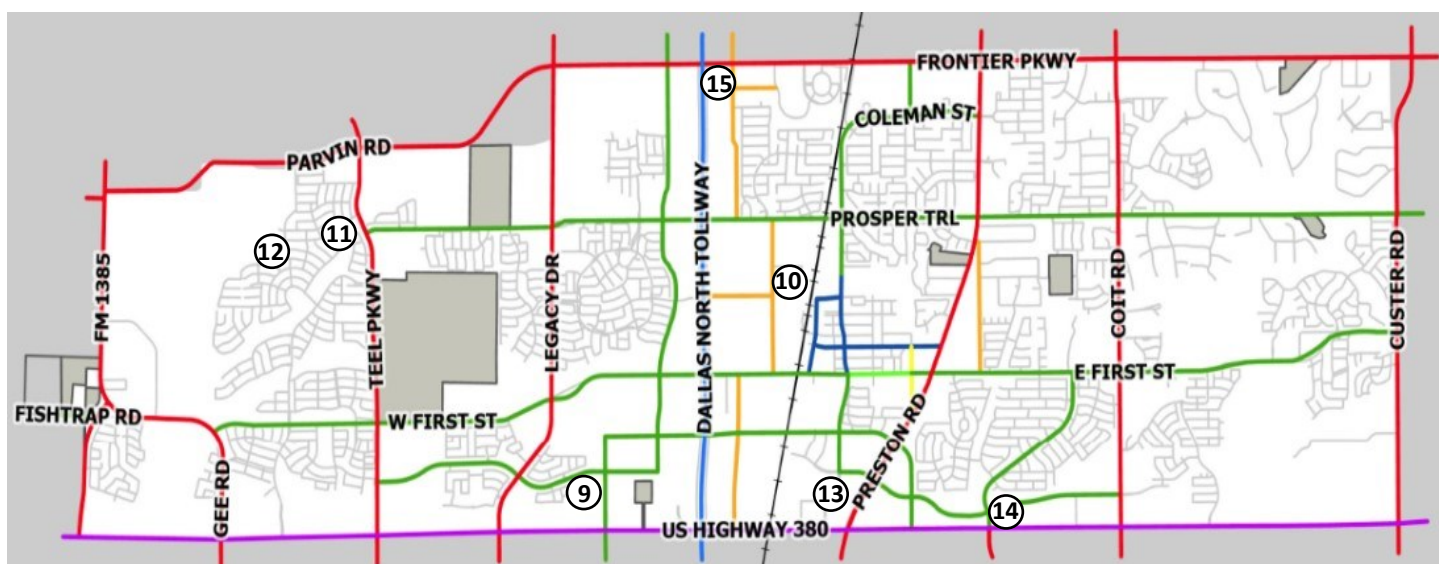
## Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	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
2	Cracker Barrel	3830 West University Drive	Restaurant	Building Permit Under Review Site Plan expires July 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 July 18, 2025	17,157	DEVAPP-23-0104
4	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
5	SCI Funeral Home	5788 County Road 933	Funeral Home	Building Permit Under Review Site Plan expires November 7, 2025	9,881	DEVAPP-24-0016
6	Teel Lot 7 Retail	3810 West University Drive	Retail Store	Building Permit Reviewed Site Plan expires November 21, 2025	25,500	DEVAPP-24-0006
7	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Reviewed Site Plan expires February 6, 2026	88,431	DEVAPP-24-0061
8	Windsong Retail	1230 & 1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires March 3, 2026	25,971	DEVAPP-24-0040

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



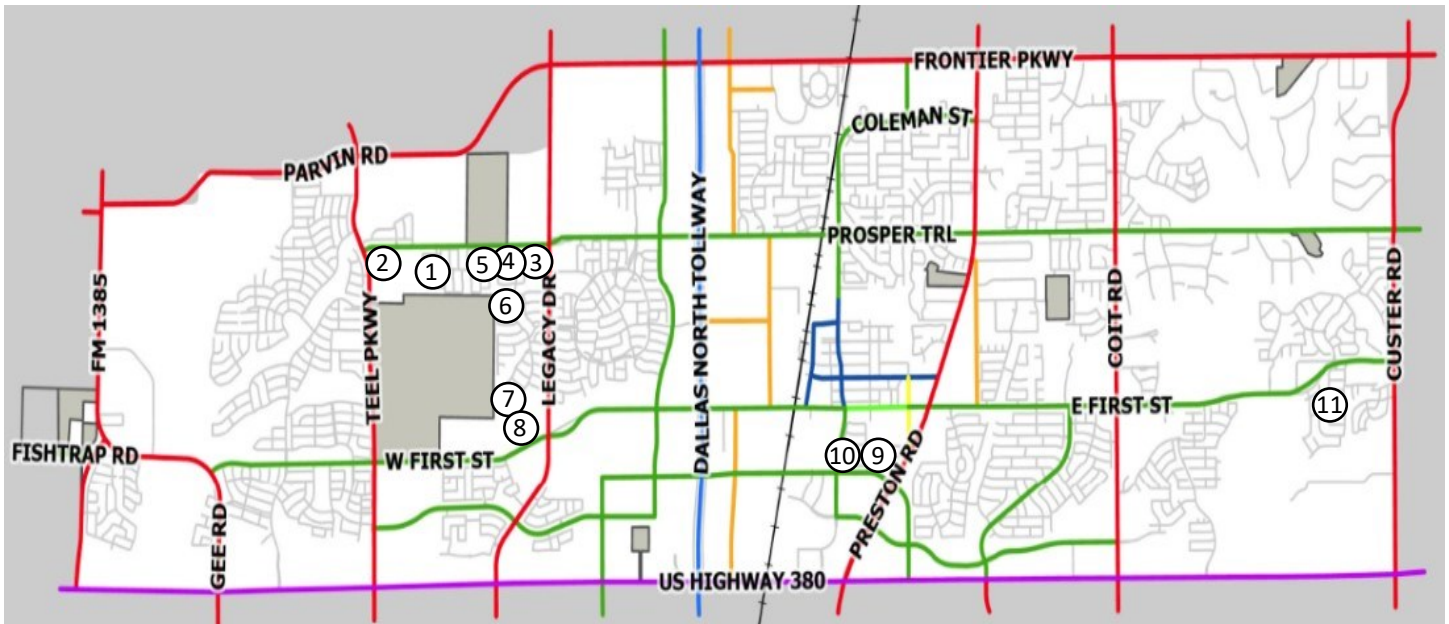
	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Marriott Hotel	SWC of Mahard Parkway & Prairie Drive	Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
10	Prosper Business Park, Block B, Lots 9-11	620 Safety Way, 690 Safety Way, and 770 Safety Way	Office/ Warehouse	Building Permit Under Review Site Plan expires May 5, 2026	70,597	DEVAPP-23-0138
11	Windsong Amenity Center No. 4	NWC of Bridges Drive and Verdin Street	Amenity Center	No Building Permit Application Site Plan expires May 5, 2026	18,900	DEVAPP-24-0018
12	Windsong Etheridge Park	951 Good Hope Road	Town Park	Building Permit Under Review Site Plan expires May 5, 2026	N/A	DEVAPP-24-0105
13	J. Alexander's	1091 Gates Parkway Unit 400	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,293	DEVAPP-24-0111
14	Club Carwash	1481 E. University Drive	Car Wash	Building Permit Under Review Site Plan expires June 3, 2026	4,997	DEVAPP-23-0008
15	Chase Bank	2085 North Dallas Parkway	Bank	Building Permit Reviewed Site Plan expires June 3, 2026	3,432	DEVAPP-24-0123
<b>Total Building Square Footage Under Construction</b>					<b>421,941</b>	

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



## Under Construction & Shovel Ready—Residential Project Status

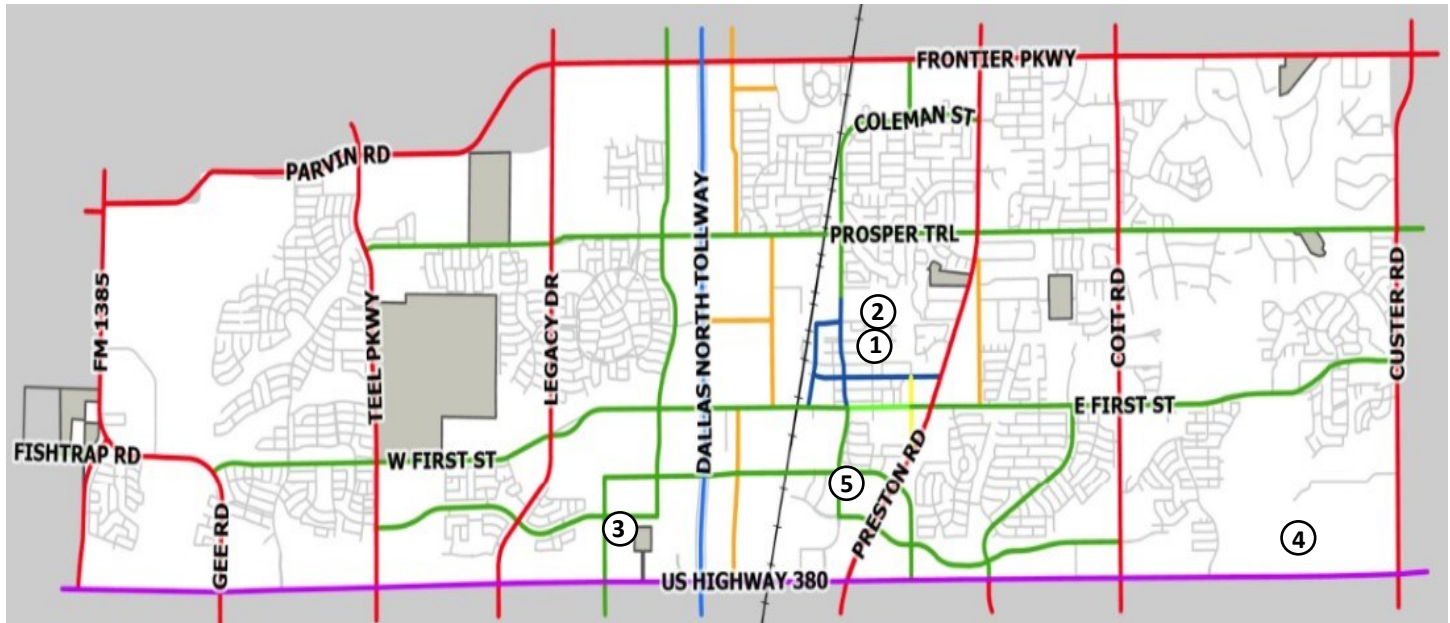


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place Phase 1	SEQ Teel Parkway/ Prosper Trail	98.2±	Under Construction	206	D22-0058
2	Park Place Phase 2	NWQ Teel Parkway / Prosper Trail	68.8±	Under Construction	166	DEVAPP-24-0092
3	Pearls of Prosper	SWQ Legacy Drive/ Prosper Trail	23.2±	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±	Final Acceptance	84	DEVAPP-23-0163
7	Star Trail, Phase 17	NWQ Legacy Drive/ First Steet	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

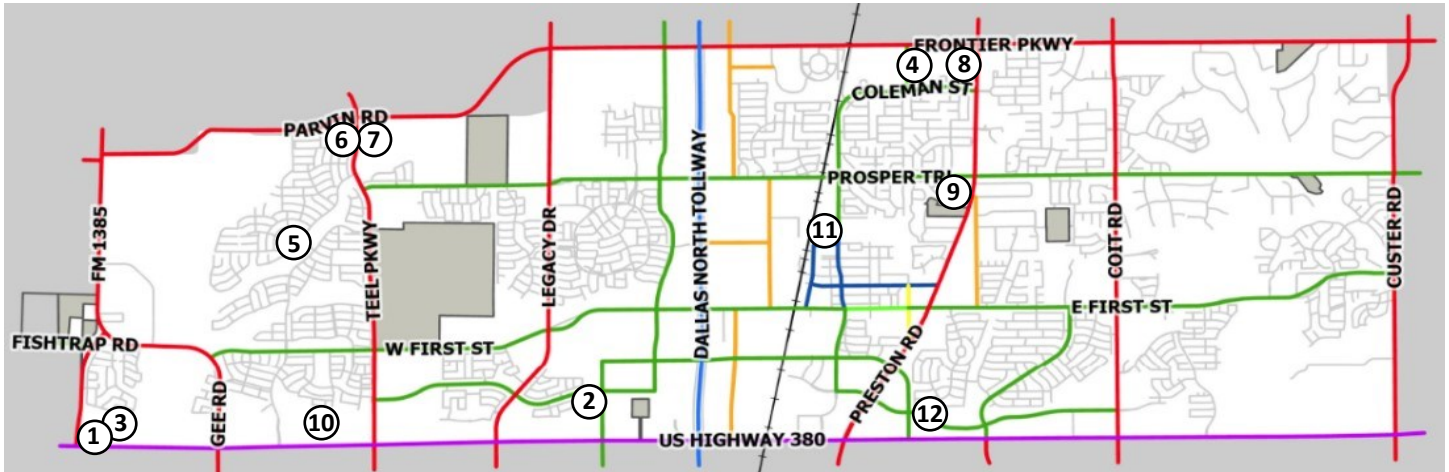


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Alders at Prosper (Age Restricted)	2151 Prairie 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

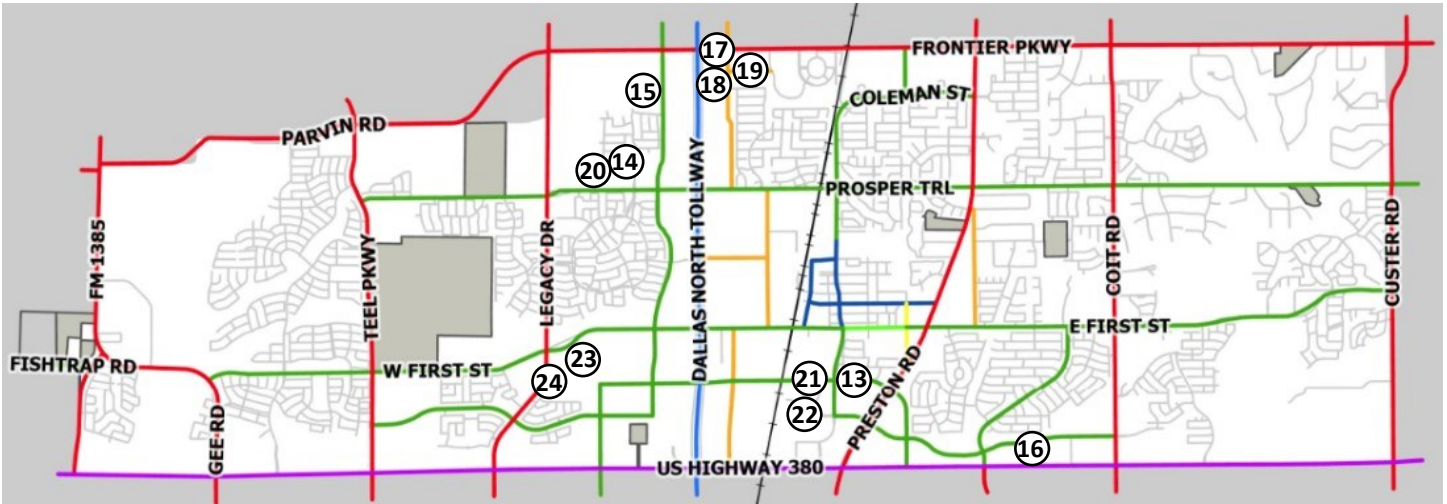
Current Non-Residential Construction Activity—Total of 1,928,190 Square Feet  
Details for Each Project on Following Pages



	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-23-0031	PISD Middle School #6	1451 North Teel Parkway	156,646	\$53,943,011.24
7	COM-23-0040	PISD High School #4	3450 Prairie Drive	641,136	\$159,571,120.88
8	COM-23-0009	Victory Shops at Frontier Retail 4—Lot 7	201 West Frontier Parkway	11,803	\$1,113,183.42
9	COMR-23-0063	Wash Masters	1069 North Preston Street	4,784	\$225,000.00
10	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
11	Come-24-0025	PSID Maintenance Building	650 North Coleman Street	24,587	\$5,263,582.50
12	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99

# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,928,190 Square Feet  
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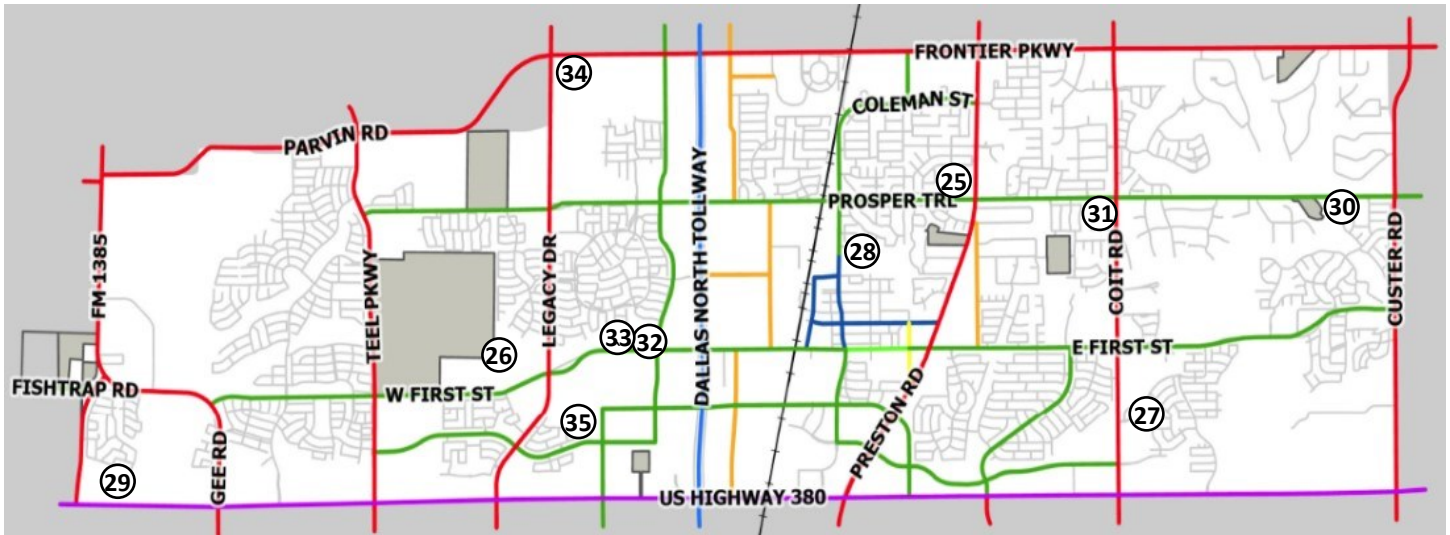


	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-23-0116	Outback Steakhouse	840 South Preston Road	4,936	\$870,730.14
14	COM-23-0115	Offices at Prosper Trail Building 3	1630 West Prosper Trail Building 3	4,908	\$645,257.90
15	COM-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
16	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
17	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
18	COM-24-0026	HEB	2145 West Frontier Parkway	138,711	\$21,509,637.35
19	COM-24-0039	McDonalds	2105 West Frontier Parkway	4,445	\$784,115.78
20	COM-24-0071	The Offices at Prosper Building 1	1630 West Prosper Trail	4,908	\$645,257.90
21	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
22	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
23	COM-24-0076	Prosper Office Condos Building 4	2120 Prairie Drive Building 4	4,958	\$651,831.43
24	COM-24-0082	Prosper Office Condos Building 2	2120 Prairie Drive Building 2	4,233	\$692,730.45



# BUILDING INSPECTIONS

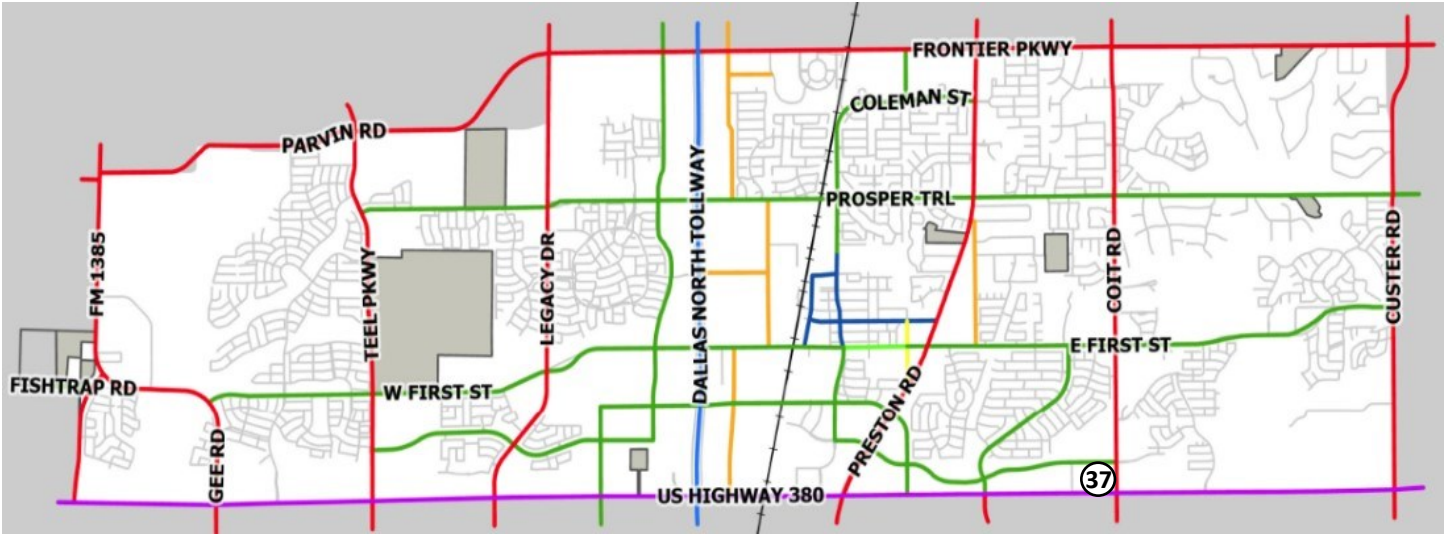
Current Non-Residential Construction Activity—Total of 1,928,190 Square Feet  
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
26	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
27	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
28	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
29	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
30	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
31	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
32	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail	4,908	\$796,431.00
33	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail	4,908	\$796,431.00
34	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
35	COM-24-0113	Prosper Condo Shell Building 6	2120 Prairie Drive #6	4,958	\$804,544.57
36	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07

# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,904,053 Square Feet



	Permit Number	Project Title	Project Address	Sq Footage	Value
37	COM-24-0148	1200 South Coit Road	Medical Office/Retail	11,735	\$1,167,771.80

## Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Amber Farms	Aaron Wallrath Custom Homes	
Brookhollow	Landon Homes Tradition Homes	1
Cambridge	First Texas Tradition Homes	1
Hillside	Baily Brothers Builders	
Ladera	Integrity Retirement Group	2
Lakes of Legacy	Shaddock	2
Lakewood	Highland Toll Brothers Tradition Homes	
Legacy Gardens	Riseland	
Malabar Hills	Sumeer Homes Inc.	
Montclair	Our Country Homes	1
Preston Count Estates	B2 Landscape & Construction	
Star Trail	American Legend Highland Homes Perry Homes	34
Tanner Mills	First Texas Homes	
Teeple Chase Lakes of Prosper	Jeff Pfeifer Homes	
Whispering Farms Phase I	Acadian Group	
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	15
Wondering Creek	Toll Brothers	
Total	Houses	56

# HEALTH & CODE COMPLIANCE

## *Health & Code Compliance Inspections, January*

	January 2024	YTD 2024	January 2025	YTD 2025
Code Compliance Inspections	94	94	218	218
Citations Issued	1	1	0	0
Health Inspections	46	46	30	30

## *Health Inspection Results, January 2025*

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Artha Restaurant	Restaurant	2111 E University Dr Ste 60	Courtesy Inspection	N/A
Artha Restaurant	Restaurant	2111 E University Dr Ste 60	Preliminary Inspection	Pass
Artha Restaurant	Restaurant	2111 E University Dr Ste 60	CO Final Inspection	Pass
The Tavern on Broadway	Restaurant	350 W Broadway St	CO Final Inspection	Pass
Burger King	Restaurant	4355 E University Dr	Complaint Inspection	N/A
Salute Italian	Restaurant	1450 N Preston Rd Ste 10	Courtesy Inspection	N/A
Club Demonstration services (Costco)	Restaurant	5620 W University Dr	Preliminary Inspection	Pass
Club Demonstration services (Costco)	Restaurant	5620 W University Dr	CO Final Inspection	Pass
Costco Wholesale Corporation #1694	Grocery Store	5620 W University Dr	Preliminary Inspection	Pass
Costco Wholesale Corporation #1694	Grocery Store	5620 W University Dr	CO Final Inspection	Pass
Hooptie Tacos	Hot Truck		N/A	Pass
Cousins Maine Lobster	Hot Truck		N/A	Fail



## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Whispering Farms Montessori School LLC	Daycare	2460 E Prosper Trl	Courtesy Inspection	N/A
Moseley Middle School-Kitchen	School	1451 N Teel Pkwy	Courtesy Inspection	N/A
Moseley Middle School-Football Concession	School	1451 N Teel Pkwy	Courtesy Inspection	N/A
Moseley Middle School-Gym Concession	School	1451 N Teel Pkwy	Preliminary Inspection	Pass
Moseley Middle School-Gym Concession	School	1451 N Teel Pkwy	CO Final Inspection	Pass
Walnut Grove HS-Panke Bites	School	3500 E First St	N/A	Pass
Prosper HS-Panke Bites	School	301 Eagle Dr	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.*