



Development Services Monthly Report

Development Activity

March 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of March 2025

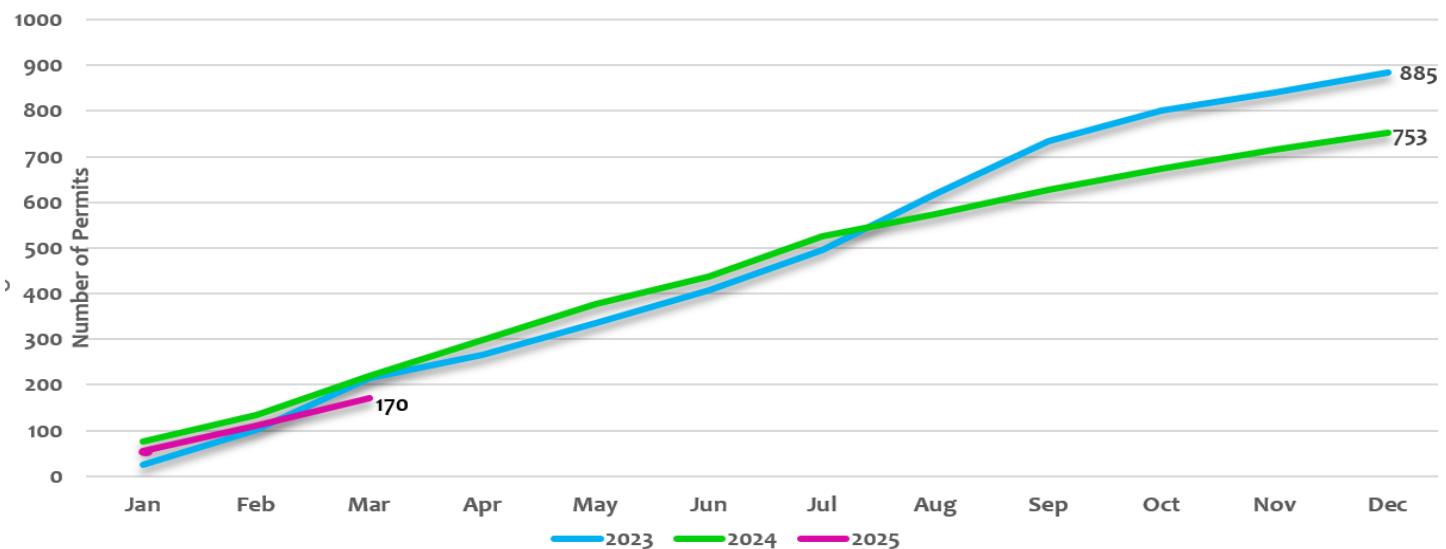
Single Family & Townhome Permits Issued – 60

Single Family & Townhome Permits Finalized – 63

Single Family & Commercial Inspections – 2,207

Certificates of Occupancy Issued – 21

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

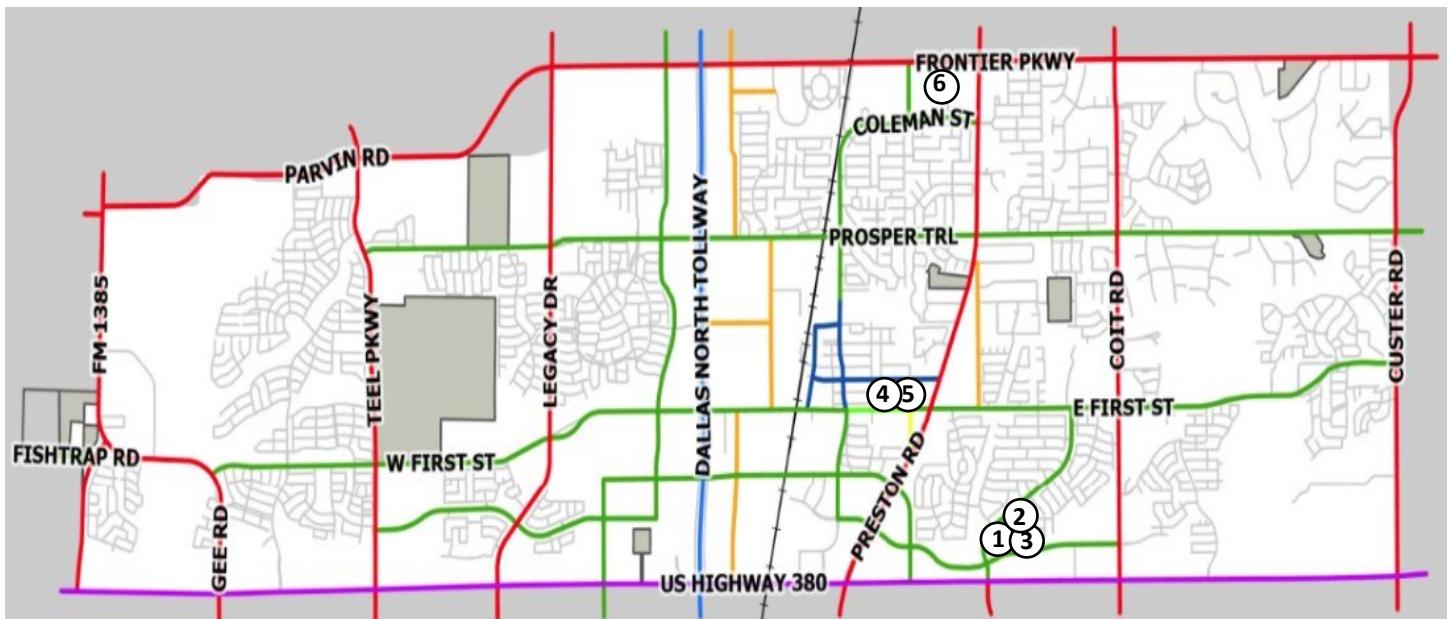


Single Family Residential Permits Issued by Quarter

	March	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	114	215	193	325	152	885
2024	85	219	219	189	126	753
2025	60	170	-	-	-	170

PLANNING

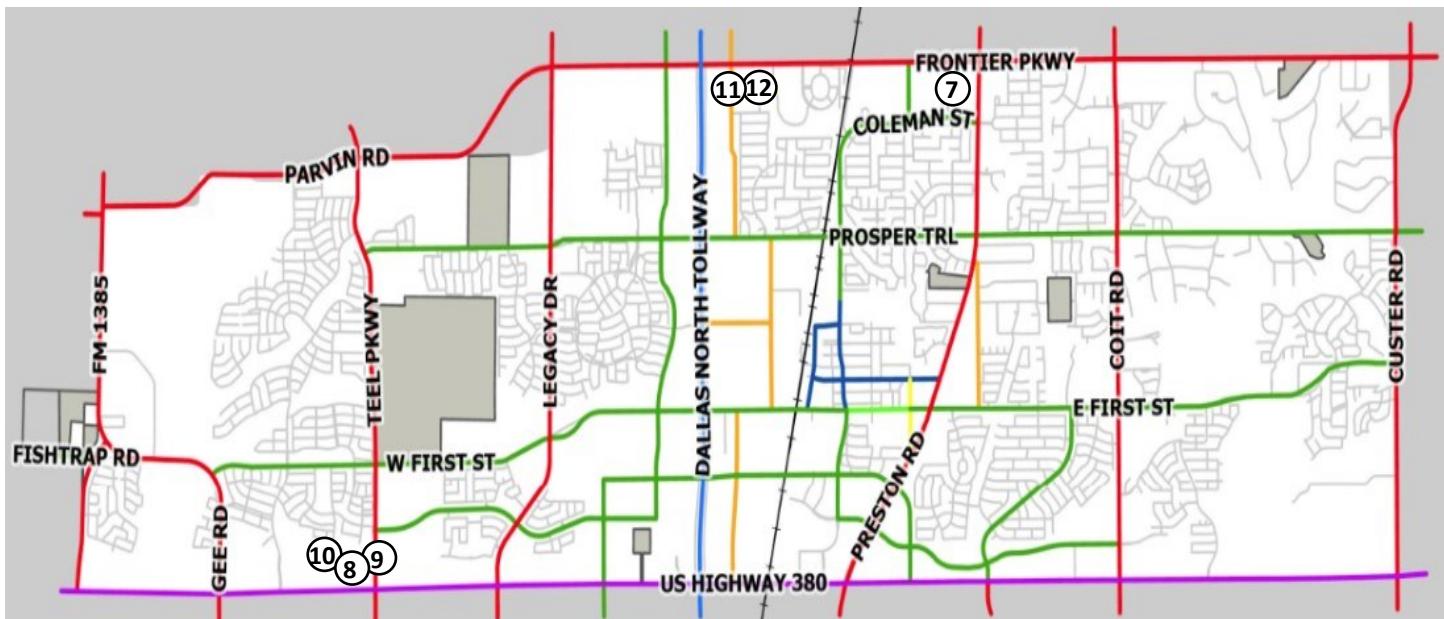
March 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-24-0124	Ground Control	A Façade Plan for a Trampoline Park on Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard, zoned Planned Development-2.
2	DEVAPP-24-0170	Ground Control	A Site Plan for a Trampoline Park on Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard, zoned Planned Development-2.
3	DEVAPP-25-0009	Ground Control	A Replat of Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard, zoned Planned Development-2.
4	DEVAPP-25-0008	Broadway Barber Shop	A Site Plan for a Barber Shop on Bryant's First Addition, Block 10, Lot 10R, on 0.2± acre, located on the north side of Broadway Street and 475± feet east of Coleman Street, zoned Downtown Office.
5	DEVAPP-25-0020	Broadway Barber Shop	A Façade Plan for a Barber Shop on Bryant's First Addition, Block 10, Lot 10R, on 0.2± acre, located on the north side of Broadway Street and 475± feet east of Coleman Street, zoned Downtown Office.
6	DEVAPP-25-0014	Life Time Fitness	A Preliminary Site Plan for a Fitness Center and Restaurant/Retail Buildings with an associated Lot Width Waiver request for Lots 8 & 9 on Victory at Frontier, Block A, Lots 3R, 5, 8, and 9, on 18.5± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road, zoned Planned Development-10.

PLANNING

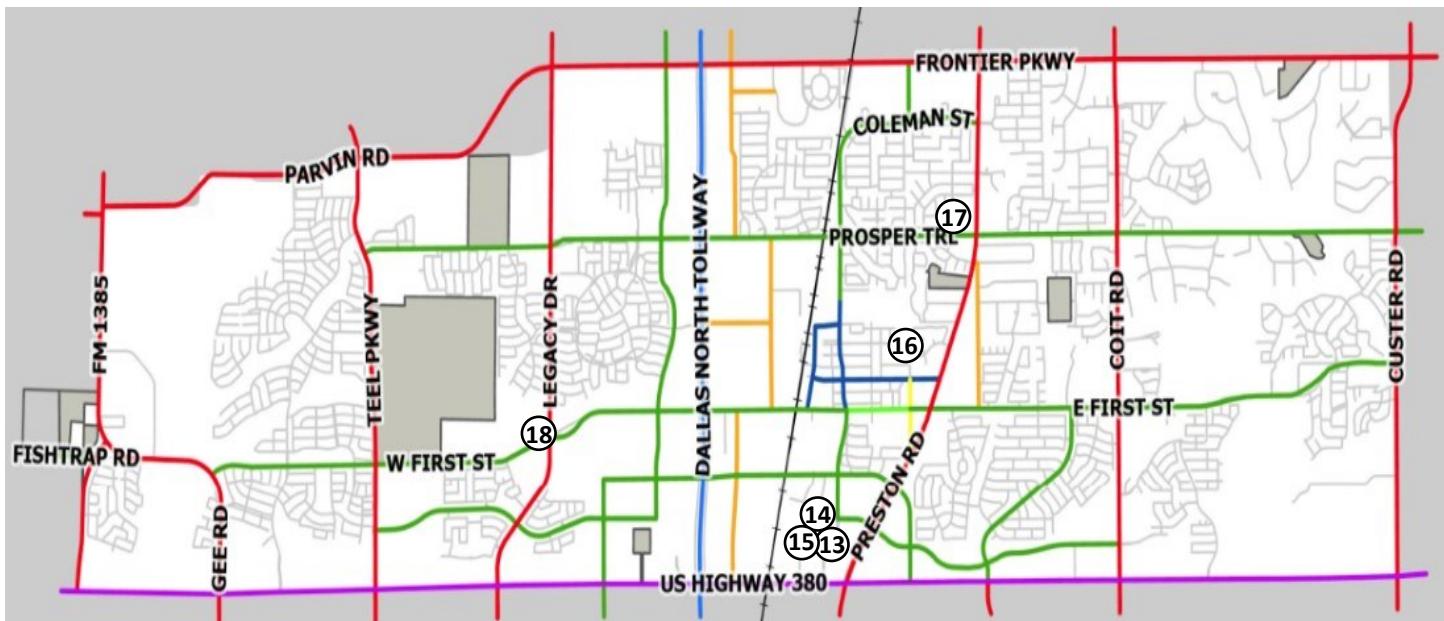
March 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
7	DEVAPP-25-0015	Life Time Fitness	A Revised Conveyance Plat of Victory at Frontier, Block A, Lots 3R, 5, 8 and 9, on 18.5± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road, zoned Planned Development-10.
8	DEVAPP-25-0021	Teel Lot 8	A Façade Plan for a Restaurant/Retail Building on Teel 380 Addition, Block A, Lot 8, on 2.9± acres, located 300± feet north of University Drive and 865± feet west of Teel Parkway, zoned Planned Development-40.
9	DEVAPP-25-0022	Teel Lot 8	A Final Plat of Teel 380 Addition, Block A, Lot 8, on 2.9± acres, located 300± feet north of University Drive and 865± feet west of Teel Parkway, zoned Planned Development-40.
10	DEVAPP-25-0023	Teel Lot 8	A Site Plan for a Restaurant/Retail Building on Teel 380 Addition, Block A, Lot 8, on 2.9± acres, located 300± feet north of University Drive and 865± feet west of Teel Parkway, zoned Planned Development-40.
11	DEVAPP-25-0024	HCA Medical City Addition	A Preliminary Site Plan for a Hospital on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the south side of Frontier Parkway and 1,000± feet east of Dallas Parkway, zoned Planned Development-69.
12	DEVAPP-25-0025	HCA Medical City Addition	A Conveyance Plat of HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the south side of Frontier Parkway and 1,000± feet east of Dallas Parkway, zoned Planned Development-69.

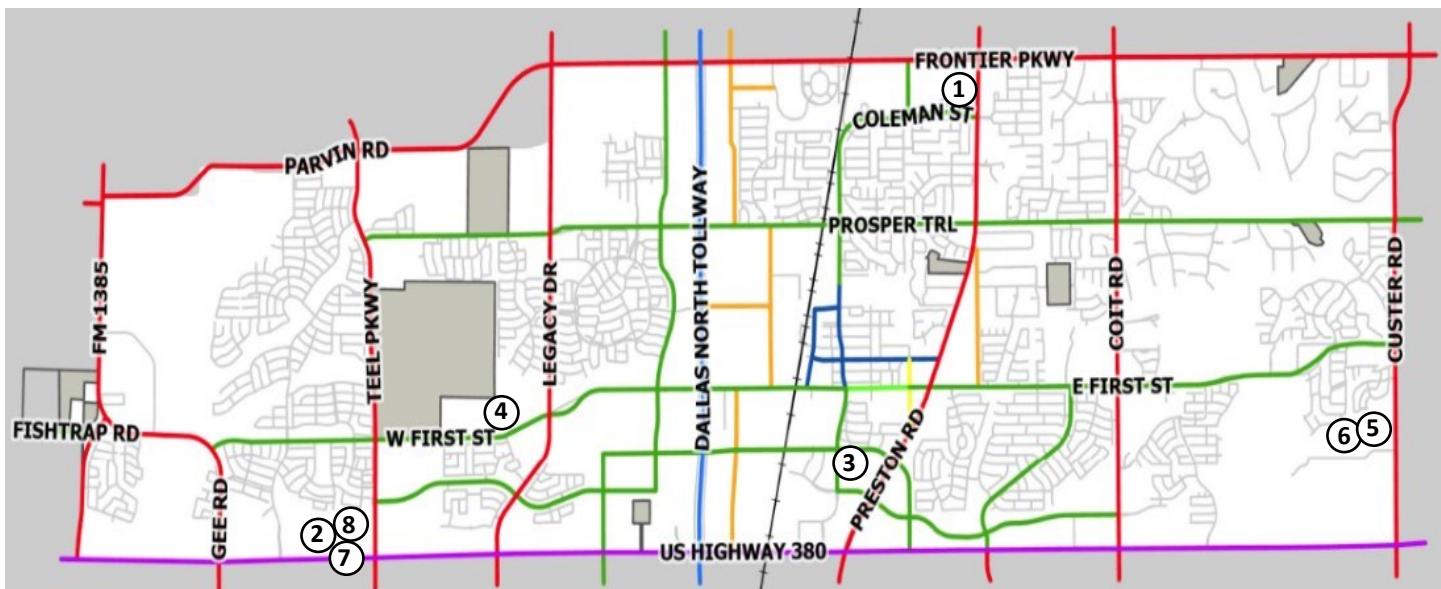
PLANNING

March 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
13	DEVAPP-25-0031	Gates of Prosper Phase 3B	A Façade Plan for Restaurant/Retail Buildings on Gates of Prosper, Phase 3B, Block B, Lot 3, on 12.2± acres, located on the northwest corner of Preston Road and University Drive, zoned Planned Development-67.
14	DEVAPP-25-0032	Gates of Prosper Phase 3B	A Final Plat of Gates of Prosper, Phase 3B, Block B, Lot 3, on 12.2± acres, located on the northwest corner of Preston Road and University Drive, zoned Planned Development-67.
15	DEVAPP-25-0033	Gates of Prosper Phase 3B	A Site Plan for Restaurant/Retail Buildings on Gates of Prosper, Phase 3B, Block B, Lot 3, on 12.2± acres, located on the northwest corner of Preston Road and University Drive, zoned Planned Development-67.
16	DEVAPP-25-0035	Reynolds Portables	A Site Plan for temporary buildings at Reynolds Middle School Addition, Block 1, Lot 1R-1, on 73.82± acres, located on the southeast corner of Coleman Street and Eagle Lane., zoned Single Family-15.
17	ZONE-25-0003	Saddle Creek Commercial	A request to amend a portion of the non-residential property within Planned Development-31 on Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located on the west side of Preston Road and 225± feet north of Prosper Trail, zoned Planned Development-31.
18	ZONE-25-0004	First Legacy Shopping Center	A Planned Development for Office, Restaurant, and Retail Buildings on Netherly Survey, Abstract 962, Tract 7, on 18.7± acres, located on the northwest corner of Legacy Street and First Street, zoned Planned Development-14.
	March 2024	March 2025	YTD 2024
Submittals	9	18	55
	YTD 2025		
			36

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 Reviewed Site Plan expires July 18, 2025	8,113	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 Reviewed Site Plan expires November 7, 2025	73,645	DEVAPP-23-0030
5	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Under Review Site Plan expires November 7, 2025	7,881	DEVAPP-24-0016
6	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Under Review Site Plan expires November 7, 2025	2,000	DEVAPP-24-0016
7	Teel Lot 7 Retail	3810 West University Drive	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires November 21, 2025	12,750	DEVAPP-24-0006
8	Teel Lot 7 Retail	3820 West University Drive	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires November 21, 2025	12,750	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.

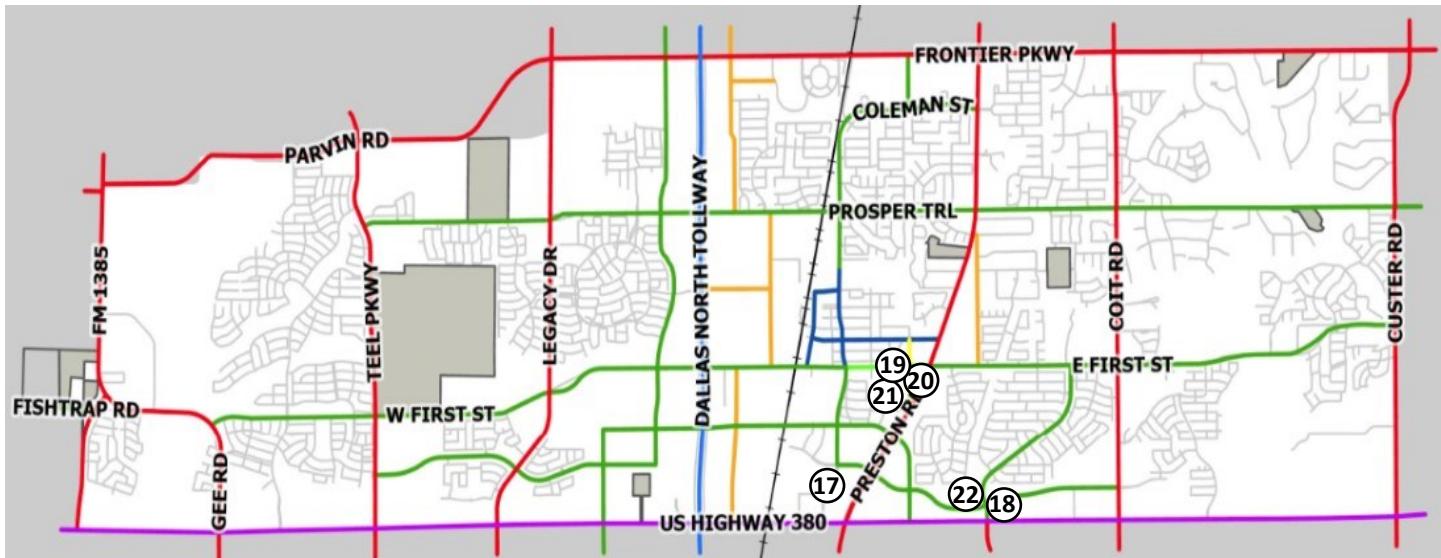
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Reviewed Site Plan expires February 6, 2026	86,039	DEVAPP-24-0061
10	Windsong Retail	1230 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires March 3, 2026	12,062	DEVAPP-24-0040
11	Windsong Retail	1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires March 3, 2026	13,909	DEVAPP-24-0040
12	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
13	Prosper Business Park	620 Safety Way	Office/ Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
14	Prosper Business Park	690 Safety Way	Office/ Warehouse	Building Permit Under Review Site Plan expires May 5, 2026	28,092	DEVAPP-23-0138
15	Prosper Business Park	770 Safety Way	Office/ Warehouse	Building Permit Under Review Site Plan expires May 5, 2026	22,466	DEVAPP-23-0138
16	Windsong Amenity Center No. 4	950 Verdin Street	Amenity Center	No Building Permit Application Site Plan expires May 5, 2026	18,900	DEVAPP-24-0018

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Shovel Ready—Non-Residential Project Status



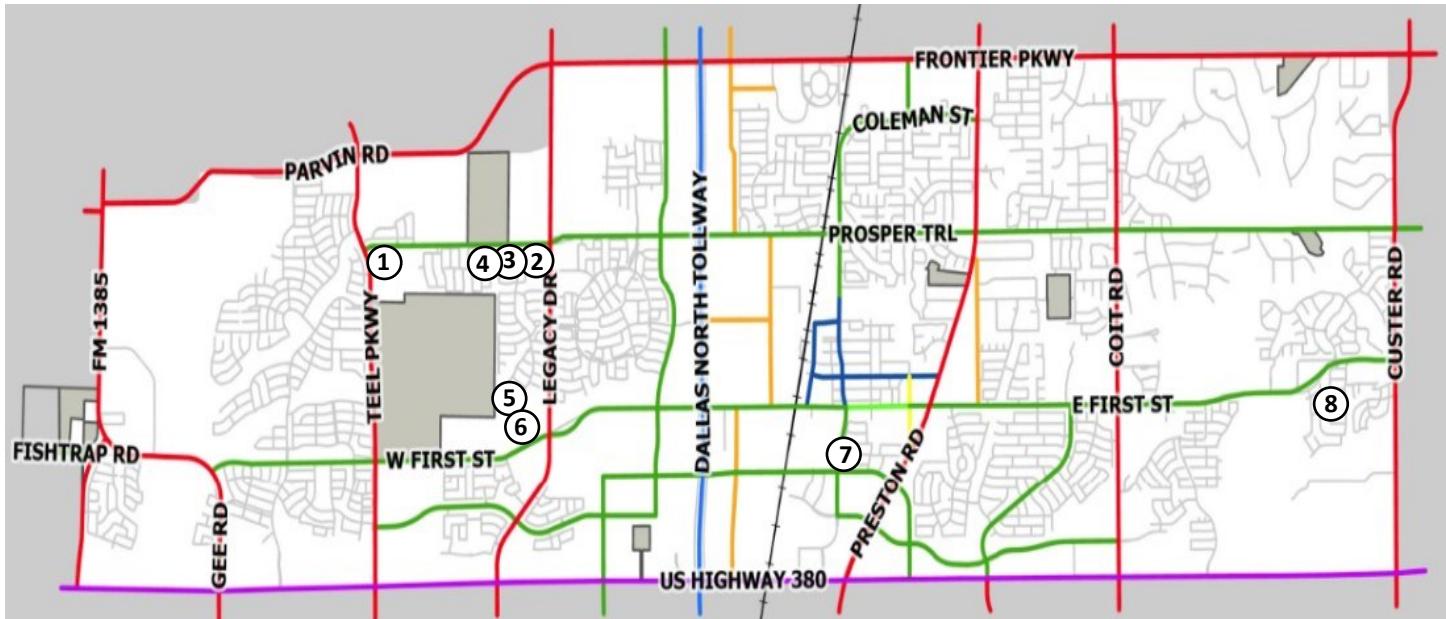
	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
18	Club Carwash	1481 East University Drive	Car Wash	Building Permit Reviewed Site Plan expires June 3, 2026	4,997	DEVAPP-23-0008
19	Gates of Prosper, Block E, Lot 3R1	480 South Preston Road	Restaurant/ Retail	Building Permit Under Review Site Plan expires August 18, 2026	11,200	DEVAPP-24-0142
20	Gates of Prosper, Block E, Lot 3R2	500 South Preston Road	Restaurant/ Retail	Building Permit Under Review Site Plan expires August 18, 2026	5,400	DEVAPP-24-0142
21	Rucker Elementary Addition	Southwest Quadrant of Craig Road & First Street	Elementary School	Building Permit Under Review Site Plan expires September 4, 2026	92,459	DEVAPP-24-0154
22	Prosper Market	1150 La Cima Boulevard	Grocery/Retail Store	No Building Permit Application Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027

Total Building Square Footage Under Construction

553,918

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.

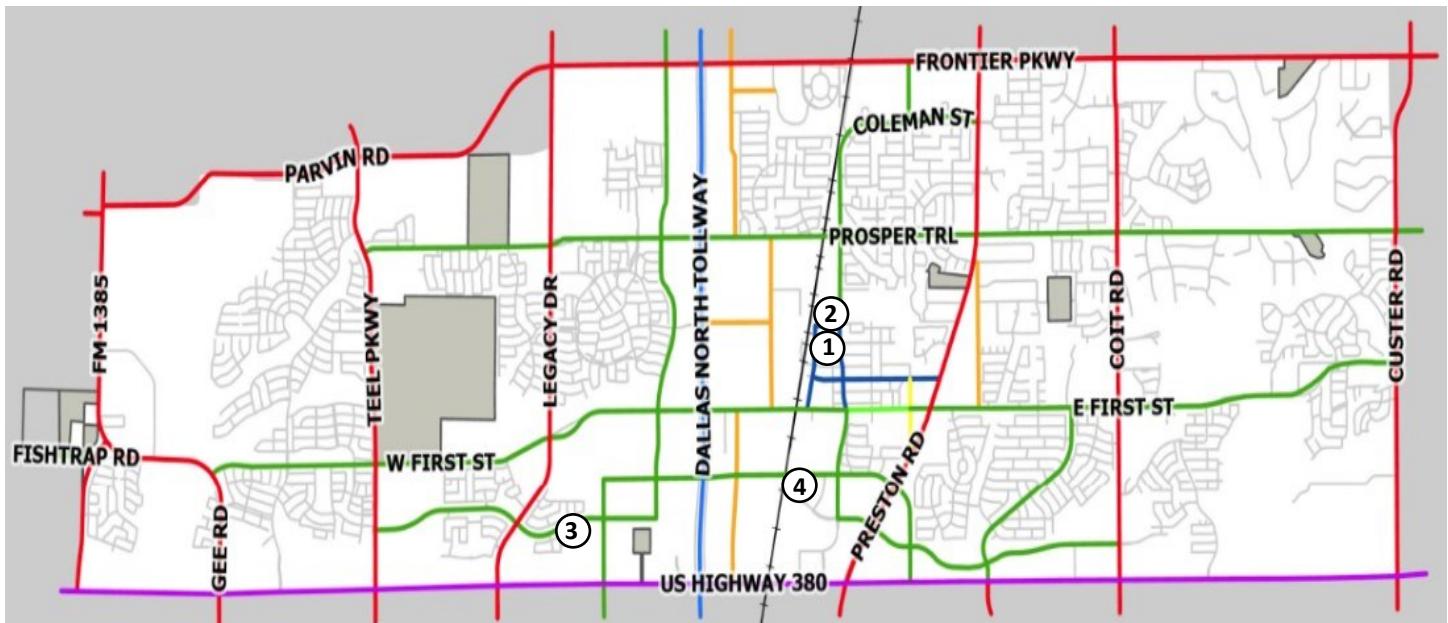
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Park Place Phase 2	NWQ Teel Parkway / Prosper Trail	68.8±	Under Construction	166	DEVAPP-24-0092
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 17	NWQ Legacy Drive/ First Street	27.0±	Under Construction	48	DEVAPP-23-0169
6	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
7	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
8	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					663	

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

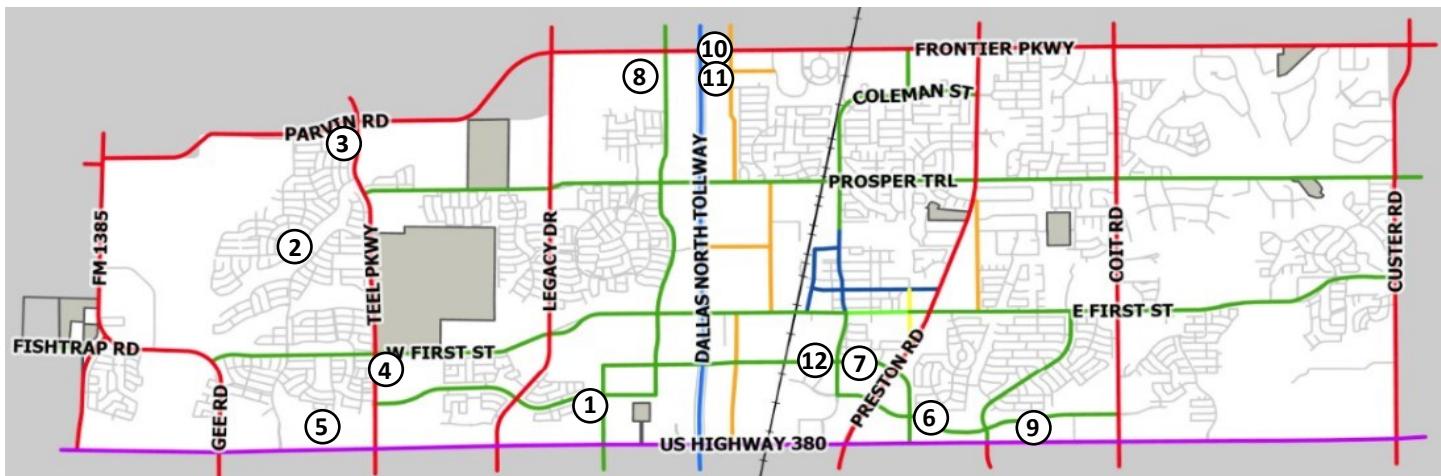


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been issued	188	D21-0081
4	Gates of Prosper Multifamily, Phase 2	890 Bravo Way	16.0±	Building permit has been issued	256	DEVAPP-23-0210
Total Number of Lots Under Construction / Shovel Ready					774 Units	

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

BUILDING INSPECTIONS

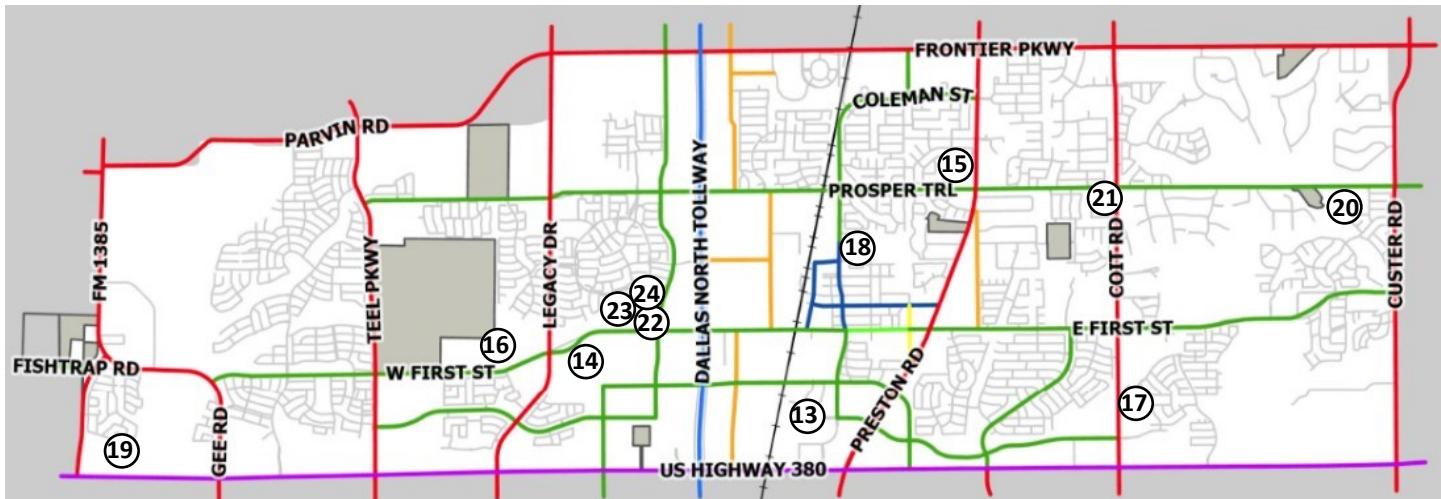
Current Non-Residential Construction Activity—Total of 1,707,252 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Square Footage	Value
1	COM-22-0056	Holiday Inn	1100 Mahard Parkway	64,098	\$11,758,124.30
2	COM-23-0039	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	4,893	2,771,540.00
3	COM-23-0031	PISD Middle School #6	1451 North Teel Parkway	156,646	\$53,943,011.24
4	COM-23-0040	PISD High School #4	3450 Prairie Drive	641,136	\$159,571,120.88
5	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
6	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
7	COM-23-0116	Outback Steakhouse	840 South Preston Road	4,936	\$870,730.14
8	COM-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
9	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
10	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
11	COM-24-0026	HEB	2145 West Frontier Parkway	138,711	\$21,509,637.35
12	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,707,252 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
14	COM-24-0076	Prosper Office Condos Building 4	2120 Prairie Drive Building 4	4,958	\$651,831.43
15	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
16	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
17	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
18	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
19	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
20	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
21	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
22	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail #7	4,908	\$796,431.00
23	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail #8	4,908	\$796,431.00
24	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,707,252 Square Feet
 Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
26	COM-24-0113	Prosper Condo Shell Building 6	2120 Prairie Drive #6	4,958	\$804,544.57
27	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
28	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
29	COMR-24-0065	Windsong Etheridge Park	951 Good Hope Road	720	\$50,788.24
30	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
31	COM-24-0141	Offices at Prosper Trail	1630 West Prosper Trail Building 10	3,703	\$751,116.52

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Brookhollow	Landon Homes Tradition Homes	22
Cambridge	First Texas Tradition Homes	11
Hillside	Baily Brothers Builders	
Ladera	Integrity Retirement Group	9
Lakes of Legacy	Shaddock	3
Legacy Gardens	Riseland	8
Malabar Hills	Sumeer Homes Inc.	6
Montclair	Our Country Homes	2
Star Trail	American Legend Highland Homes Perry Homes	56
Starview	Highland Homes Tradition Homes	3
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	50
Wondering Creek	Toll Brothers	
Total	Houses	170

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, March

	March 2024	YTD 2024	March 2025	YTD 2025
Code Compliance Inspections	175	365	219	630
Citations Issued	1	3	2	6
Health Inspections	18	83	37	109

Health Inspection Results, March 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Flame Broiler	Restaurant	4580 W University Dr Ste 30	Preliminary Inspection	Pass
Flame Broiler	Restaurant	4580 W University Dr Ste 30	CO Final Inspection	Pass
Panda Express	Restaurant	2251 E University Dr	Follow Up Inspection	Pass
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 40	Complaint Inspection	N/A
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 40	77	Pass
Rice Pot Express	Restaurant	1049 N Preston Rd Ste 40	Follow Up Inspection	Pass
Dunkin Donuts	Restaurant	1921 N Preston Rd	98	Pass
Tibute Senior Living	Restaurant	190 N Preston RD	94	Pass
Exxon Tiger Mart & Sub-way	Convenience Store	1099 N Preston Rd	Remodel Final Inspection	Pass
7-Eleven Inc	Convenience Store	2101 N Preston Rd	Remodel Prelim Inspection	Pass
7-Eleven Inc	Convenience Store	2101 N Preston Rd	Remodel Final Inspection	Pass
Top Shelf Liquor	Convenience Store	1281 E University Dr Ste 10	Preliminary Inspection	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Top Shelf Liquor	Convenience Store	1281 E University Dr Ste 10	CO Final Inspection	Pass
The Goddard School of Prosper	Daycare	1180 La Cima Blvd	Complaint Inspection	N/A
MR. B's Shaved Ice	Cold Truck	N/A	N/A	Pass
Chefyummi	Hot Truck	N/A	N/A	Fail
Chefyummi	Hot Truck	N/A	N/A	Pass
Ricardo's Taqueria	Hot Truck	N/A	N/A	Pass
Fluff n' Stuff	Temporary Event	201 Richland Blvd	N/A	Pass
Farm 2 Fork	Temporary Event	201 Richland Blvd	N/A	Pass
Klowns on Fire Gourmet Sauces	Temporary Event	201 Richland Blvd	N/A	Pass
Ascend Garden	Temporary Event	201 Richland Blvd	N/A	Pass
Farm 2 Fork	Temporary Event	201 Richland Blvd	N/A	Pass
Dat's a Nice Italian Ice	Temporary Event	3830 Freeman Way	N/A	Pass
Windsong Ranch Lagoon	HOA Pool	4000 Pepper Grass Ln	N/A	Pass
Alders Prosper	Apartment Pool	2151 Prairie Dr	N/A	Pass
Livano Prosper	Apartment Pool	400 W Fifth	Preliminary Inspection	Pass