



Development Services Monthly Report

Development Activity

June 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of June 2025

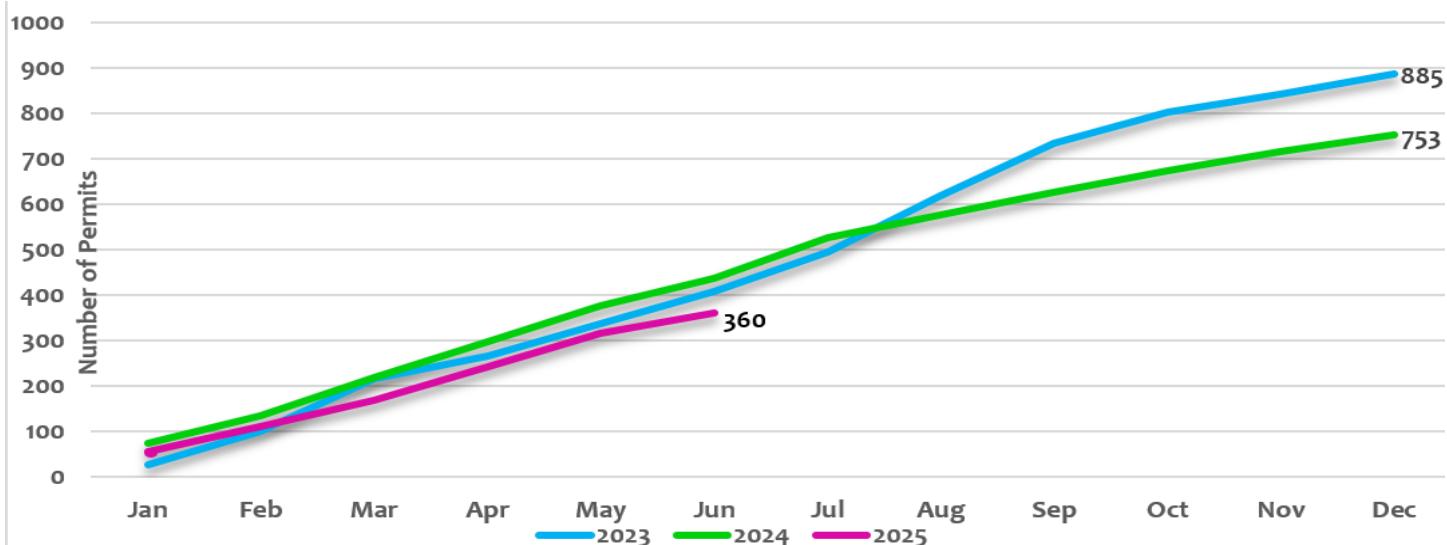
Single Family & Townhome Permits Issued – 45

Single Family & Townhome Permits Finalized – 61

Single Family & Commercial Inspections – 2,213

Certificates of Occupancy Issued – 8

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

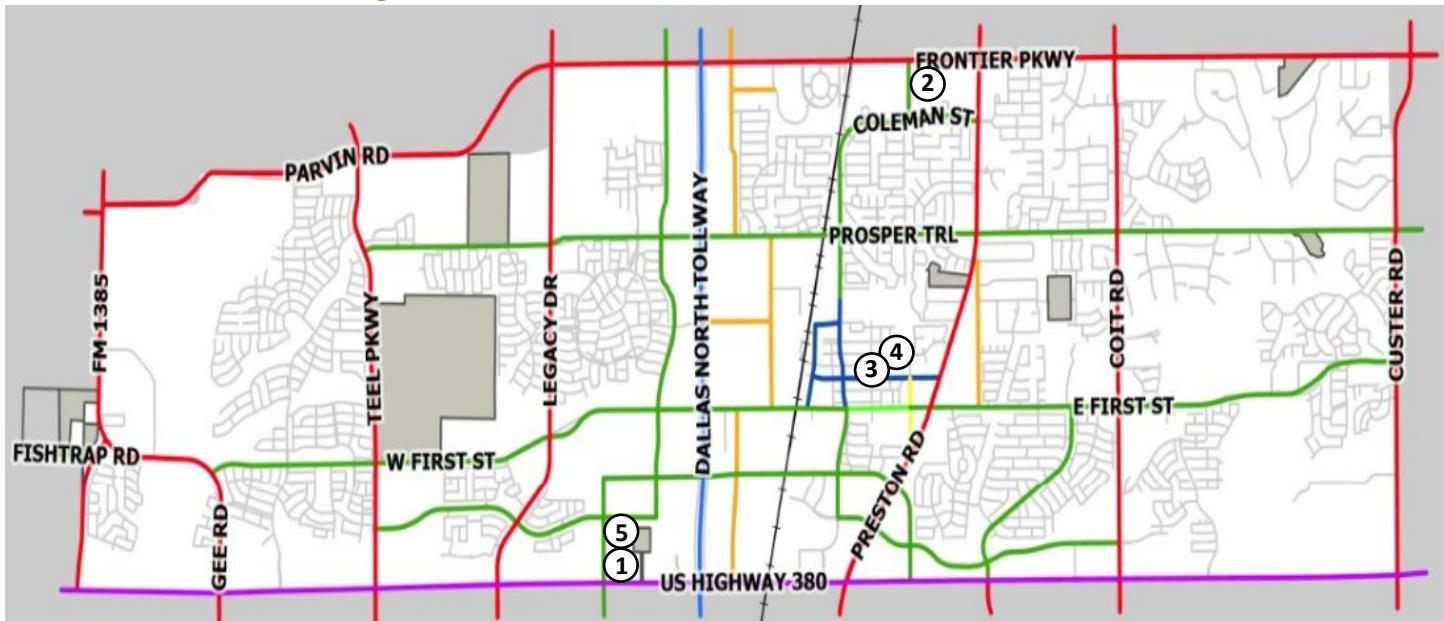


Single Family Residential Permits Issued by Quarter

	June	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	72	215	193	325	152	885
2024	62	219	219	189	126	753
2025	45	170	190	-	-	360

PLANNING

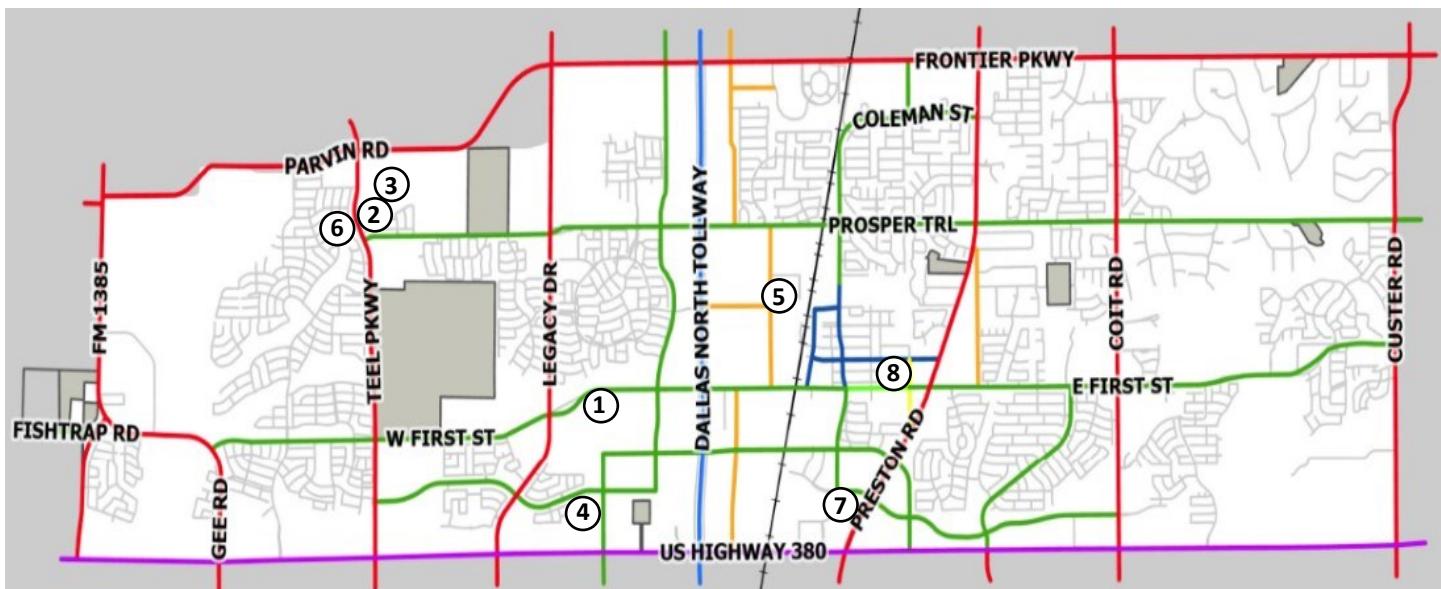
June 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0056	Texas Health Resources	A Revised Site Plan for a Medical Office on TXHR Addition, Block A, Lot 1, on 10.5± acres, located on northeast corner of Mahard Parkway and University Drive, zoned Planned Development-47.
2	DEVAPP-25-0061	Prosper United Methodist Church	A Site Plan for a Parking Lot Addition on Prosper United Methodist Church, Block A, Lot 1, on 39.7± acres, located on the north side of Coleman Street and 925± feet west of Preston Road, zoned Specific Use Permit-36 and Single Family-12.5.
3	DEVAPP-25-0062	Parvin Park	A Site Plan for a Town Park on Parvin Park, Block A, Lots 1 and 2, on 2.5± acres, located on the northeast corner of Church Street and Broadway Street, zoned Single Family-15.
4	DEVAPP-25-0063	Parvin Park	A Final Plat of Parvin Park, Block A, Lot s 1 and 2, on 2.5± acres, located on the northeast corner of Church Street and Broadway Street, zoned Single Family-15.
5	ZONE-25-0008	Hilton Garden Inn/ Homewood Suites	A Specific Use Permit for a Full-Service/Extended Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 6.0± acres, located on the east side of Mahard Parkway and 1,060± feet north of University Drive, zoned Planned Development-47.

	June 2024	June 2025	YTD 2024	YTD 2025
Submittals	21	5	98	64

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Children's Hunger Fund	2161 West First Street	Community Center	Building Permit Reviewed Site Plan expires February 6, 2026	86,039	DEVAPP-24-0061
2	Windsong Retail	1230 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	12,062	DEVAPP-24-0040
3	Windsong Retail	1260 North Teel Parkway	Restaurant/ Retail Store	Building Permit Reviewed Site Plan expires April 3, 2026	13,909	DEVAPP-24-0040
4	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
5	Prosper Business Park	620 Safety Way	Office/ Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
6	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
7	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
8	Gates of Prosper, Block E, Lot 3R1	480 South Preston Road	Restaurant/ Retail	Building Permit Reviewed Site Plan expires August 18, 2026	11,200	DEVAPP-24-0142

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.

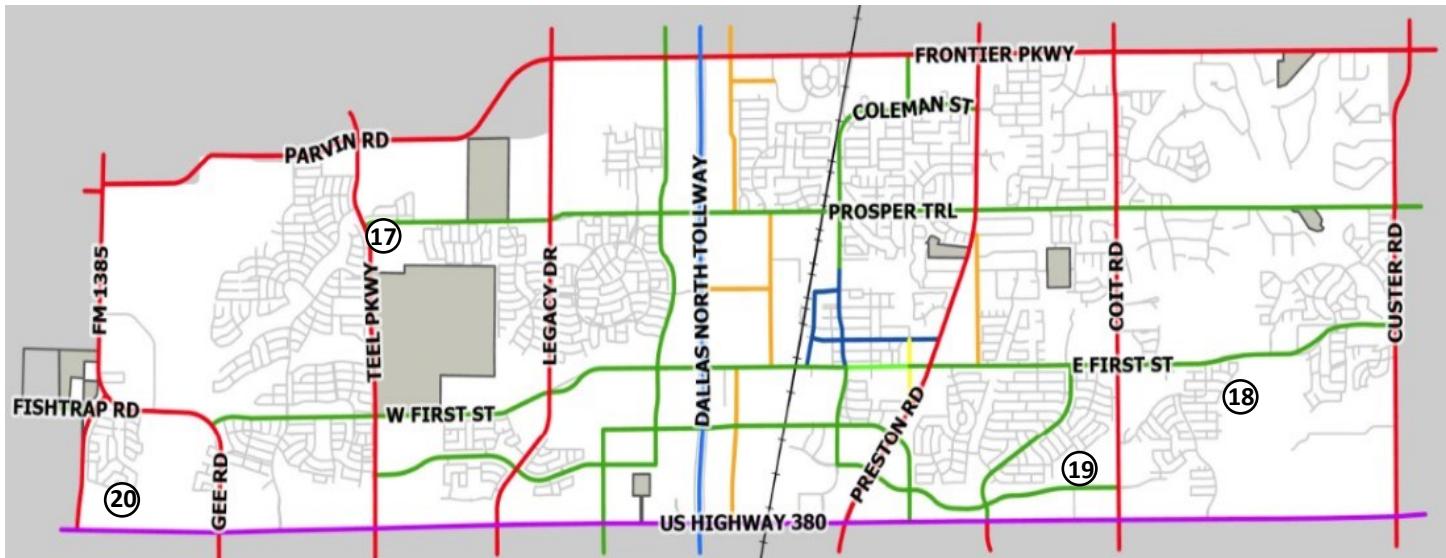
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Gates of Prosper, Block E, Lot 3R2	500 South Preston Road	Restaurant/Retail	Building Permit Reviewed Site Plan expires August 18, 2026	5,400	DEVAPP-24-0142
10	Prosper Market	1250 La Cima Boulevard	Grocery/Retail Store	Building Permit Under Review Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027
11	Eagles Crossing	831 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	29,946	DEVAPP-24-0099
12	Eagles Crossing	851 North Coleman Street	Office/Warehouse	No Building Permit Application Site Plan expires October 1, 2026	43,583	DEVAPP-24-0099
13	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Under Review Site Plan expires October 15, 2026	7,881	DEVAPP-24-0016
14	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Expired Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016
15	Legacy Prosper	1091 South Legacy Drive	Restaurant/Retail	Building Permit Under Review Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
16	Legacy Prosper	1121 South Legacy Drive	Restaurant/Retail	Building Permit Under Review Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138

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Shovel Ready—Non-Residential Project Status



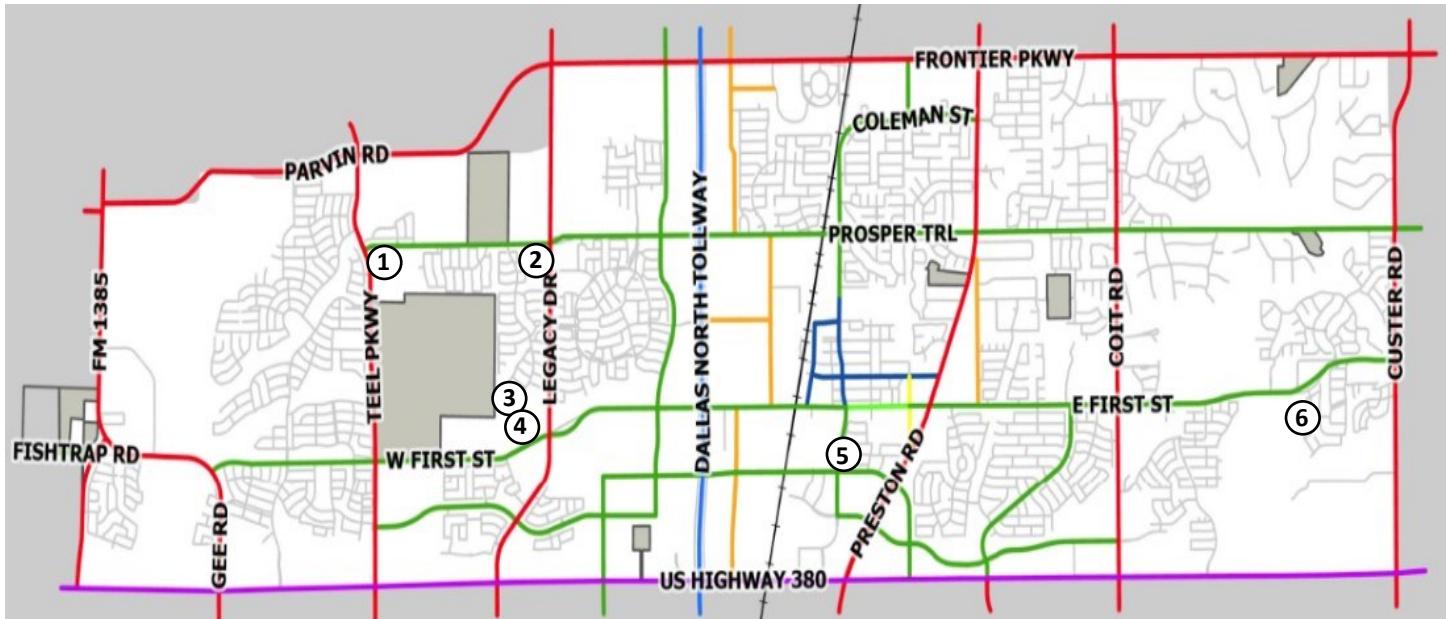
	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Park Place Phase 2 Amenity Area	814 North Teel Parkway	Amenity Area	No Building Permit Application Site Plan expires October 15, 2026	1,000	DEVAPP-25-0010
18	Prosper ISD Administration Facility	NEQ of Lakewood Drive and University Drive	Admin. Building, Community Center, & Pavilion	No Building Permit Application Site Plan expires November 20, 2026	149,293	DEVAPP-25-0019
19	Folsom Elementary Portables	800 Somerville Drive	Elementary School (Temp Bldgs.)	Building Permit Issued Site Plan expires December 3, 2026	7,575	DEVAPP-25-0053
20	Westside 18R	1000 FM 1385	Restaurant/ Retail	No Building Permit Application Site Plan expires December 17, 2026	10,125	DEVAPP-24-0135
21	Westside 18R	1050 FM 1385	Restaurant/ Retail	No Building Permit Application Site Plan expires December 17, 2026	12,950	DEVAPP-24-0135

Total Building Square Footage Under Construction

551,016

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.
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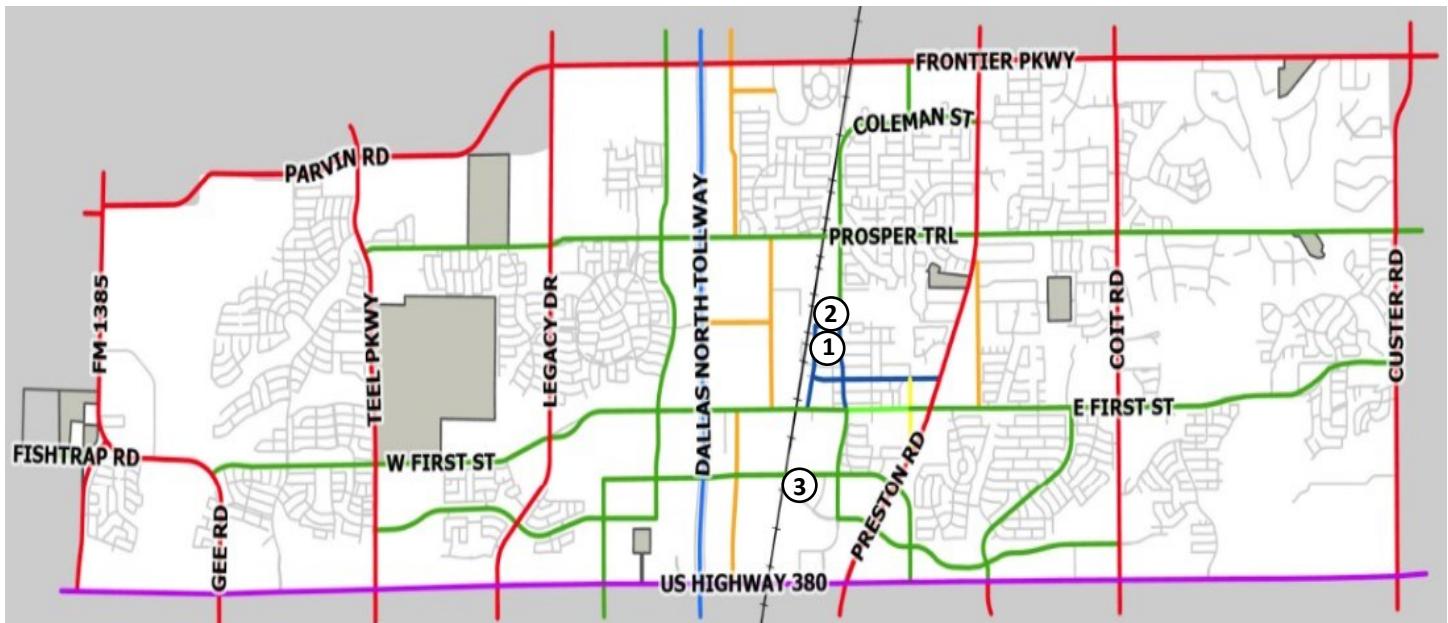
Under Construction & Shovel Ready—Residential Project Status



	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	Prosper Ridge	SWQ Legacy Drive/ Prosper Trail	23.2±	Under Construction	32	DEVAPP-23-0078
3	Star Trail, Phase 17	NWQ Legacy Drive/ First Street	27.0±	Under Construction	48	DEVAPP-23-0169
4	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
5	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
6	Wandering Creek Phase 2	SEC Wildcat Way/ First Street	20.1±	Shovel Ready	40	DEVAPP-24-0132
Total Number of Lots Under Construction / Shovel Ready					466	

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

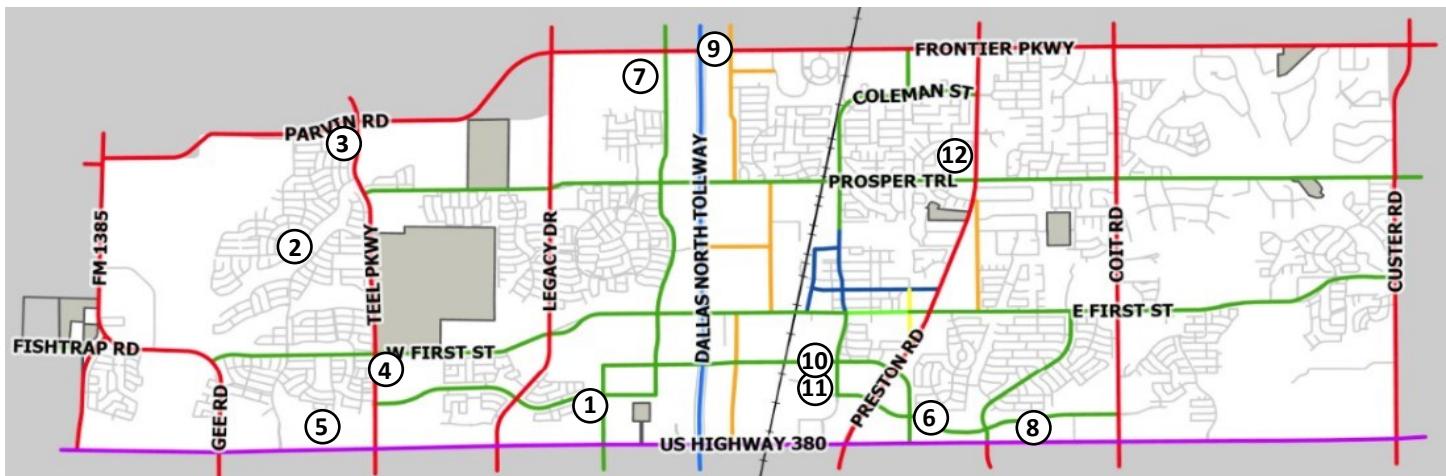


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo Way	16.0±	Building permit has been issued	256	DEVAPP-23-0210
Total Number of Lots Under Construction / Shovel Ready						586 Units

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

BUILDING INSPECTIONS

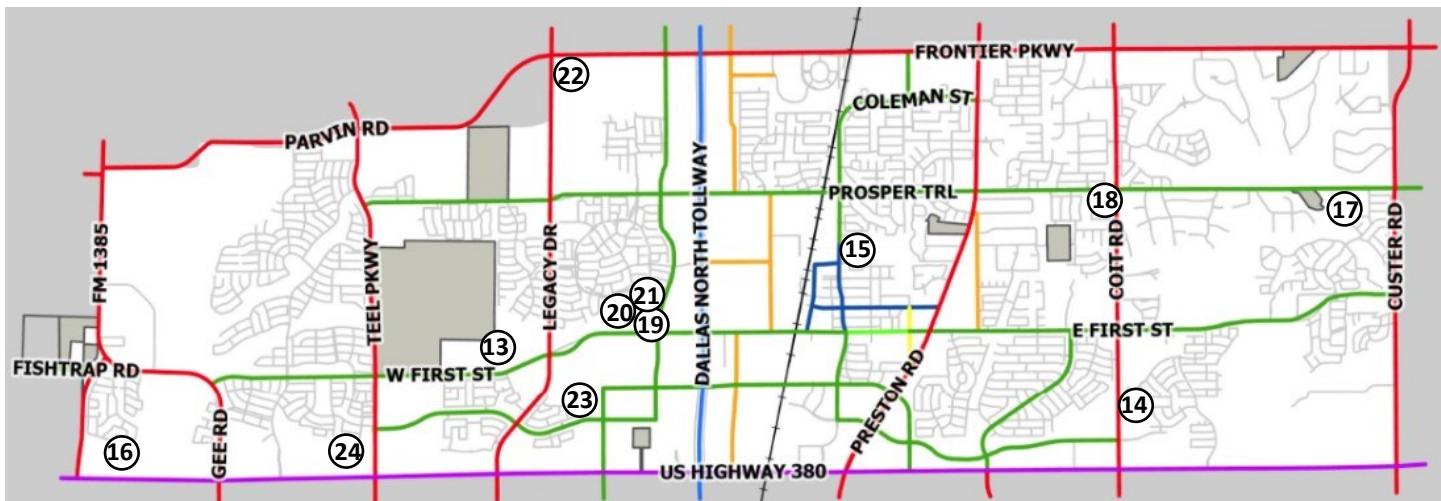
Current Non-Residential Construction Activity—Total of 2,639,853 Square Feet
Details for Each Project on Following Pages



	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-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
8	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
9	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
10	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
11	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
12	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90

BUILDING INSPECTIONS

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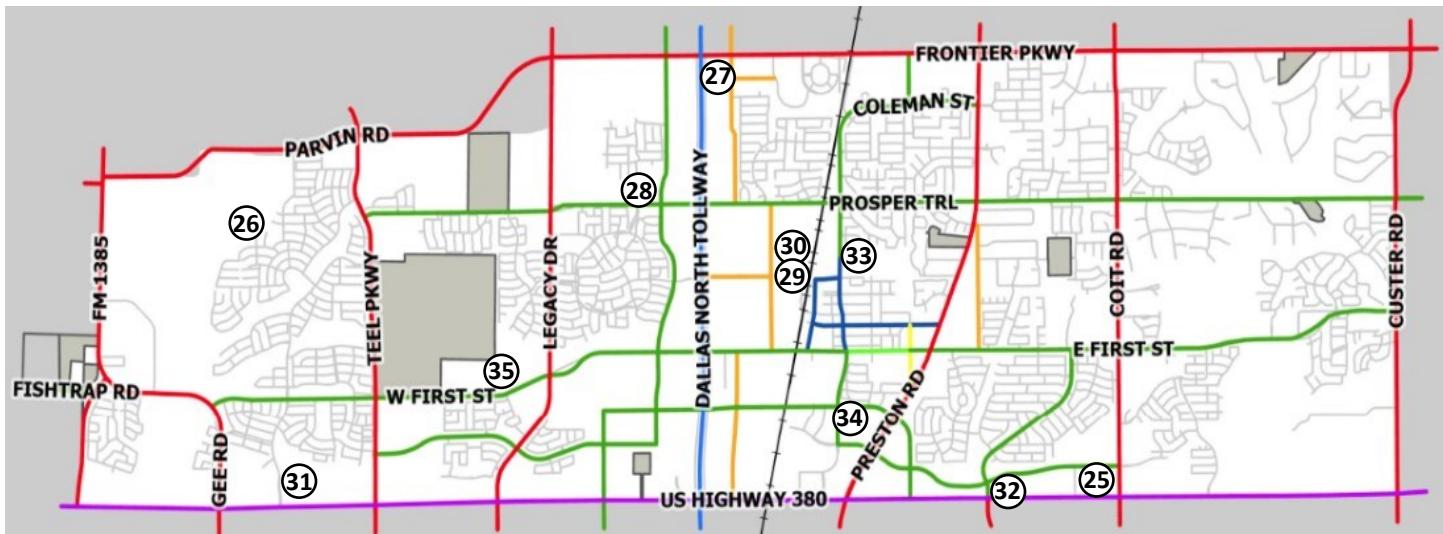


	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
14	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
15	COM-24-0085	Reynolds Middle School Addition	700 North Coleman Street	26,417	\$6,608,740.89
16	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
17	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
18	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
19	COM-24-0101	The Offices Prosper Phase 2—Building 7	1630 West Prosper Trail #7	4,908	\$796,431.00
20	COM-24-0106	The Offices Prosper Phase 2—Building 8	1630 West Prosper Trail #8	4,908	\$796,431.00
21	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97
22	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
23	COM-24-0113	Prosper Condo Shell Building 6	2120 Prairie Drive #6	4,958	\$804,544.57
24	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07

BUILDING INSPECTIONS

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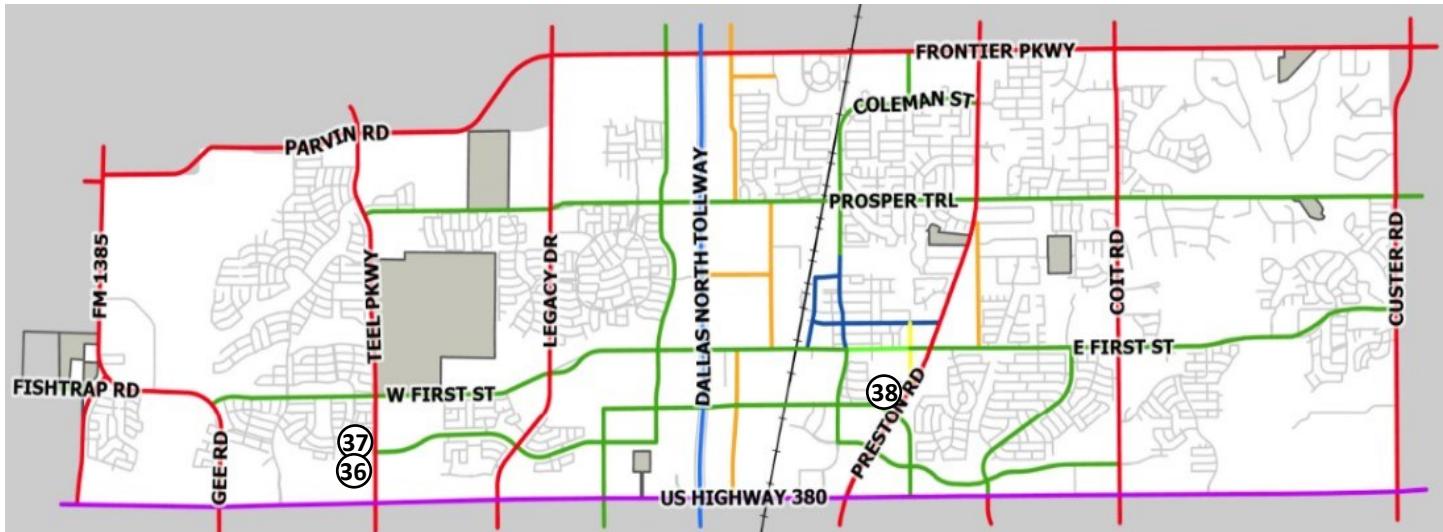


	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
26	COMR-24-0065	Windsong Etheridge Park	951 Good Hope Road	720	\$50,788.24
27	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
28	COM-24-0141	Offices at Prosper Trail	1630 West Prosper Trail Building 10	3,703	\$751,116.52
29	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
30	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
31	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99
32	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48
33	COMR-25-0015	Reynolds MS Phase 2 Renovation	700 North Coleman Street	31,592	\$14,267,628.00
34	COM-23-0132	Home 2 Suites Inn	841 South Coleman Street	68,911	\$12,428,098.85
35	COM-24-0092	One United Volleyball	2780 West First Street	763,645	\$16,764,547.80

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,639,853 Square Feet

Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
36	COM-24-0098	Teel Lot 7 Retail	3810 West University Drive	12,750	\$1,944,375.00
37	COM-24-0097	Teel Lot 7 Retail	3820 West University Drive	12,750	\$1,944,375.00
38	COM-25-0020	Rucker Elementary School Addition	402 South Craig Road	126,734	\$34,154,813.00

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Brookhollow	Landon Homes Tradition Homes	28
Cambridge	First Texas Tradition Homes	17
Hillside	Baily Brothers Builders	
Ladera	Integrity Retirement Group	17
Lakes of Legacy	Shaddock Grand Homes	5
Legacy Gardens	Riseland	16
Malabar Hills	Sumeer Homes Inc.	9
Montclair	Our Country Homes Ultimate Builders Corp	3
Star Trail	American Legend Highland Homes Perry Homes	66
Starview	Highland Homes Tradition Homes	25
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	94
Wondering Creek	Toll Brothers	11
Total	Houses	291

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, June

	June 2024	YTD 2024	June 2025	YTD 2025
Code Compliance Inspections	275	1260	281	1404
Citations Issued	0	9	6	23
Health Inspections	51	262	25	244

Health Inspection Results, June 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Handel's Homemade Ice Cream	Restaurant	201 W Frontier Pkwy Ste 50	Preliminary Inspection	Pass
Handel's Homemade Ice Cream	Restaurant	201 W Frontier Pkwy Ste 50	CO Final Inspection	Pass
Hungry Platters & Gyro	Restaurant	4740 W University Dr Ste 90	Courtesy Inspection	N/A
Little Wonders Montessori	Daycare	920 S Legacy Dr	94	Pass
Children's Lighthouse	Daycare	600 N Preston Rd	97	Pass
The Goddard School of Prosper	Daycare	1180 La Cima Blvd	100	Pass
Kiddie Academy of Prosper	Daycare	650 N Preston Rd	100	Pass
Primrose School of Prosper	Daycare	1185 La Cima Blvd	100	Pass
Ace Montessori Schools Inc	Daycare	4770 W University Dr	97	Pass
Whispering Farms Montessori	Daycare	2460 E Prosper Trl	100	Pass
Primrose School of Prosper	Splash/PIWF Inspection	1185 La Cima Blvd	N/A	Pass
The Goddard School of Prosper	Splash/PIWF Inspection	1180 La Cima Blvd	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Children's Lighthouse	Splash/PIWF	600 N Preston Rd	N/A	Pass
Enclave Lakes of Prosper HOA	HOA Pool	1050 Waterview Dr	N/A	Pass
Star Trail HOA Pool #1	HOA Pool	1851 Star Trail Pkwy	N/A	Fail
Star Trail HOA Pool #2	HOA Pool	1851 Star Trail Pkwy	N/A	Fail
Star Trail HOA Pool #1	HOA Pool	1851 Star Trail Pkwy	N/A	Fail
Star Trail HOA Pool #2	HOA Pool	1851 Star Trail Pkwy	N/A	Fail
Star Trail HOA Pool #1	HOA Pool	1851 Star Trail Pkwy	N/A	Pass
Star Trail HOA Pool #2	HOA Pool	1851 Star Trail Pkwy	N/A	Pass
The Flaming Onion	Temporary Event	1001 Windsong Pkwy	N/A	Pass
M & G Catering	Hot Truck	N/A	N/A	Pass
M & G Catering	Hot Truck	N/A	N/A	Pass