



Development Services Monthly Report

Development Activity

August 2025

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of August 2025

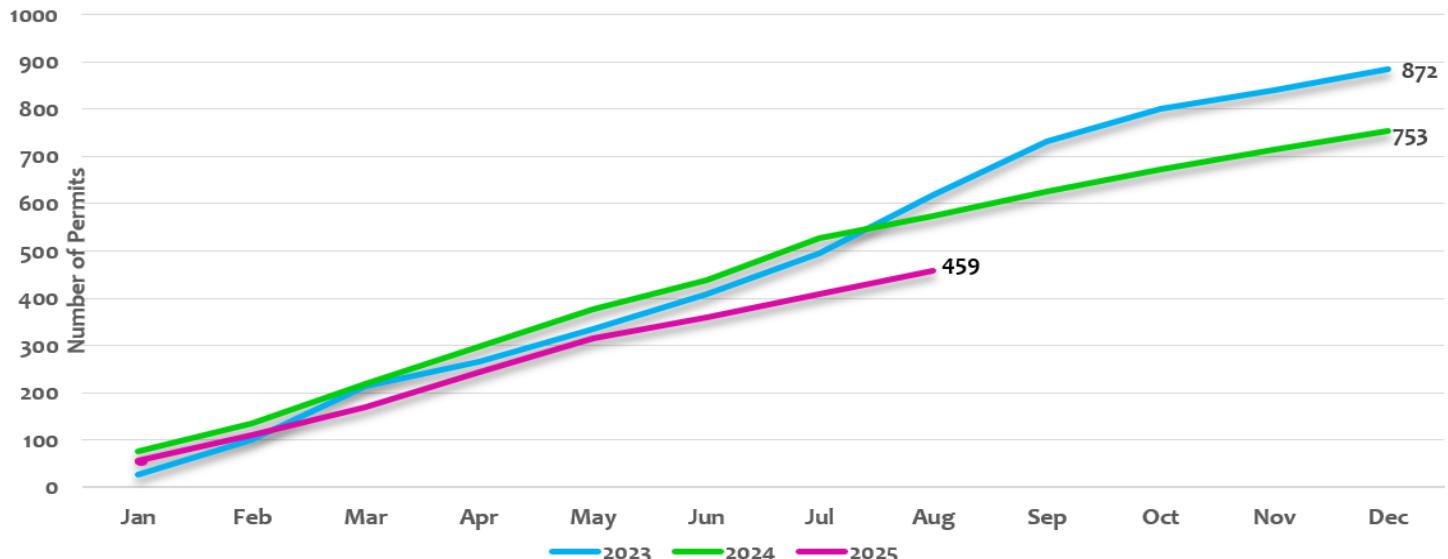
Single Family & Townhome Permits Issued – 51

Single Family & Townhome Permits Finalized – 61

Single Family & Commercial Inspections – 2,268

Certificates of Occupancy Issued – 15

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

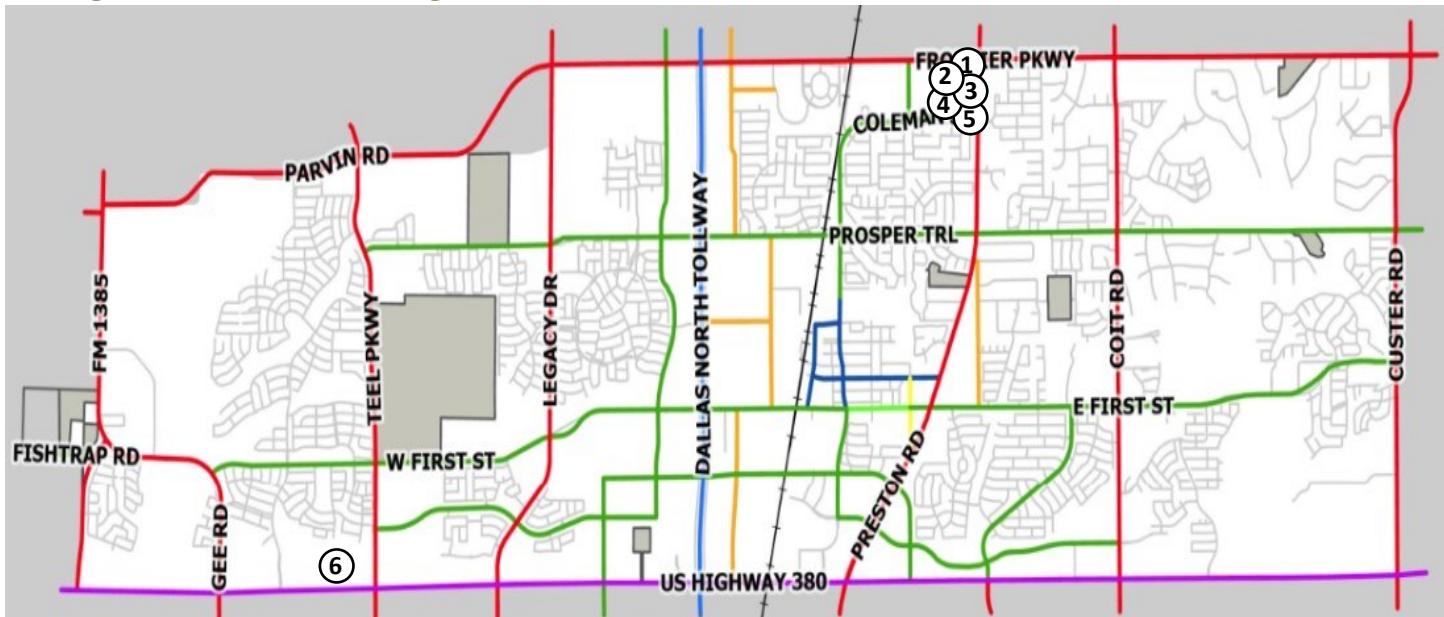


Single Family Residential Permits Issued by Quarter

	August	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	123	215	193	325	139	872
2024	49	219	219	189	126	753
2025	51	170	190	-	-	459

PLANNING

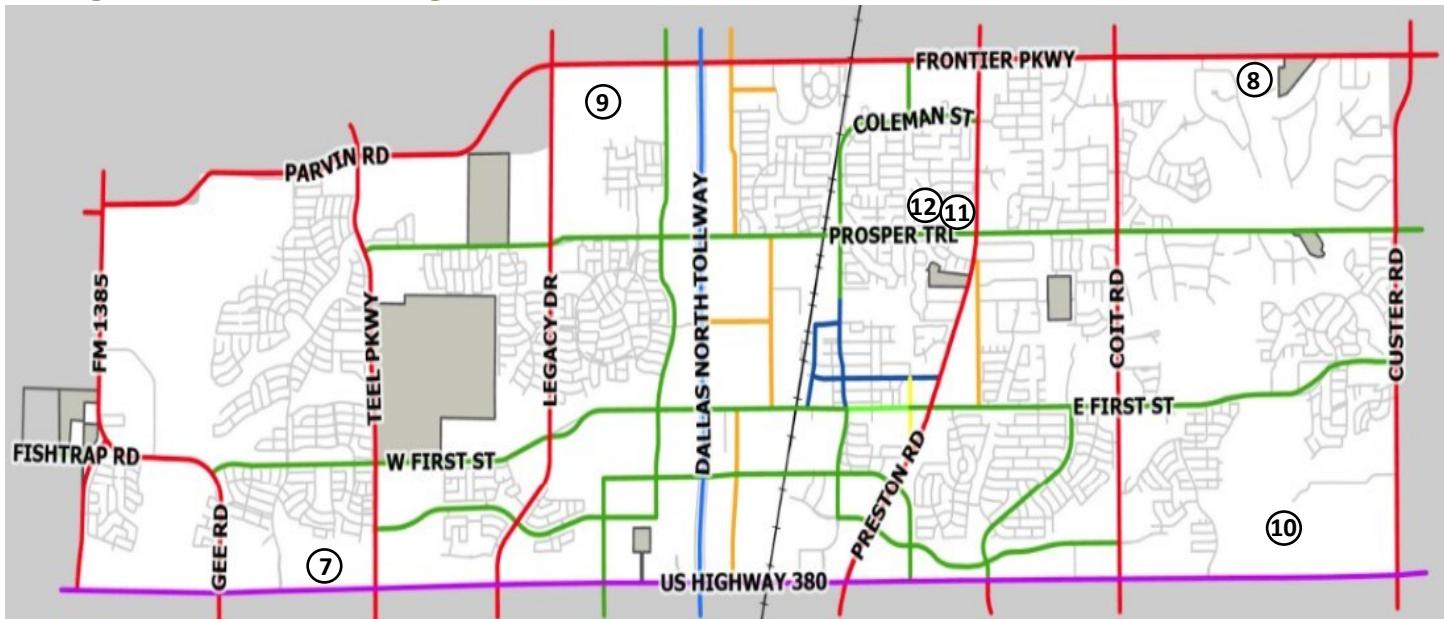
August 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0014	Victory at Frontier	A Revised Preliminary Site Plan for a Fitness Center, Medical Office, and Restaurant/Retail Buildings on Victory at Frontier, Block A, Lots 1 and 3-9, on 26.9± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road, zoned Planned Development-10.
2	DEVAPP-25-0077	Legacy ER & Urgent Care	A Revised Site Plan for a Medical Office on Victory at Frontier, Block A, Lot 6, on 1.3± acres, located on the south side of Frontier Parkway and 380± feet west of Preston Road, zoned Planned Development-10.
3	DEVAPP-25-0078	Life Time Fitness	A Façade Plan for a Fitness Center on Victory at Frontier, Block A, Lot 3, on 10.4± acres, located 315± feet south of Frontier Parkway and 380± feet west of Preston Road, zoned Planned Development-10.
4	DEVAPP-25-0079	Life Time Fitness	A Final Plat of Victory at Frontier, Block A, Lots 3 and 9, and a Replat of Lots 1 and 4, on 18.8± acres, located on the west side of Preston Road and 315± feet south of Frontier Parkway, zoned Planned Development-10.
5	DEVAPP-25-0080	Life Time Fitness	A Site Plan for a Fitness Center, Medical Office, and Restaurant/Retail Buildings on Victory at Frontier, Block A, Lots 1, 3-4, 6, and 9, on 20.0± acres, located on the west side of Preston Road and 315± feet south of Frontier Parkway, zoned Planned Development-10.
6	DEVAPP-25-0081	St. Martin De Porres	A Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1, and St. Martin de Porres Addition, Block A, Lot 2R-1, on 51.9± acres, located on the east side of Windsong Parkway and 280± feet north of University Drive, zoned Planned Development-40 and Planned Development-91.

PLANNING

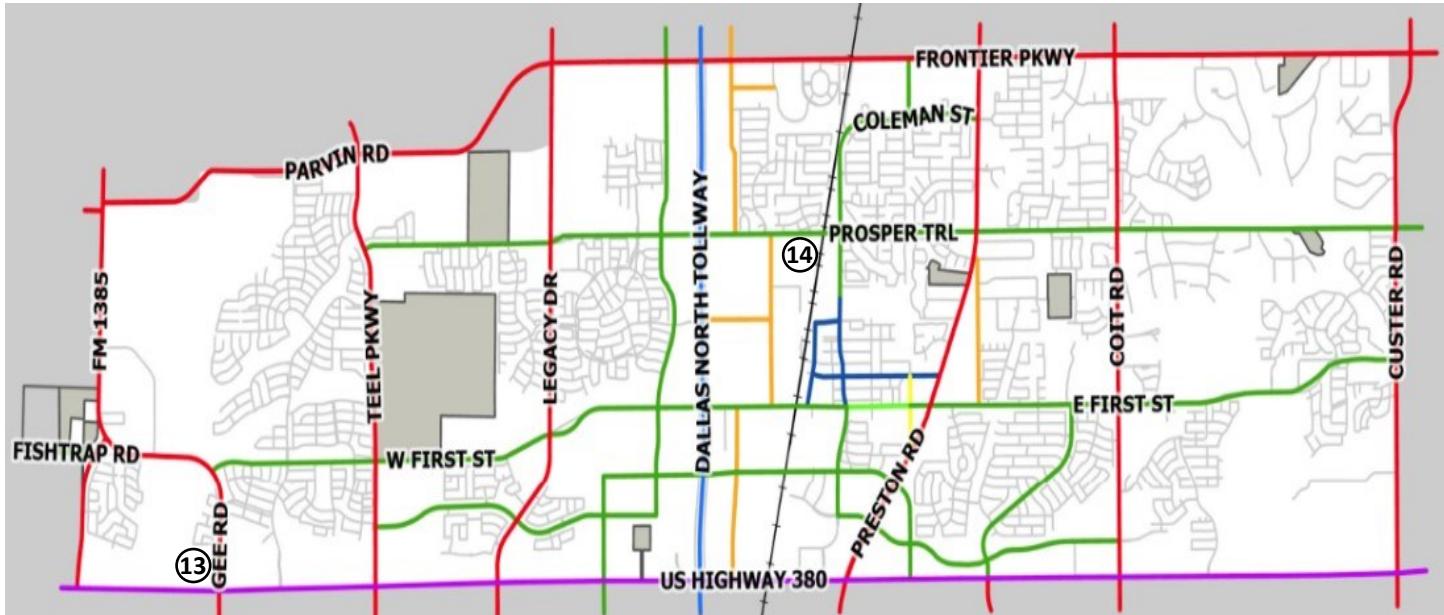
August 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
7	DEVAPP-25-0082	St. Martin De Porres	A Site Plan for Temporary Buildings on St. Martin de Porres Addition, Block A, Lot 1R, on 40.1± acres, located on the east side of Windsong Parkway and 280± feet north of University Drive, zoned Planned Development-40 and Planned Development-91 with a Specific Use Permit for Temporary Buildings (S-47).
8	DEVAPP-25-0083	Twin Creeks Ranch-Phase 3	A Final Plat of Twin Creeks Ranch, Phase 3, Block A, Lots 1 and 25, on 1.1± acres, located on the southeast corner of Pebble Creek Drive and Frontier Parkway, zoned Planned Development-59.
9	DEVAPP-25-0084	Creekside	A Final Plat of Creekside, on 90.7± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway, zoned Planned Development-129.
10	DEVAPP-25-0085	Mirabella-Phase 2	A Final Plat of Mirabella, Phase 2, on 96.2± acres, located on the west side of Custer Road and 2,200± feet north of University Drive, zoned Planned Development-114.
11	DEVAPP-25-0087	Saddle Creek Commercial	A Replat of Saddle Creek Commercial, Block A, Lot 2, on 13.6± acres, located on the northwest corner of Preston Road and Prosper Trail, zoned Planned Development-31.
12	DEVAPP-25-0088	Saddle Creek Commercial	A Preliminary Site Plan for Medical Office, Restaurant, and Retail Buildings on Saddle Creek Commercial, Block A, Lots 2-3, on 13.6± acres, located on the northwest corner of Preston Road and Prosper Trail, zoned Planned Development-31.

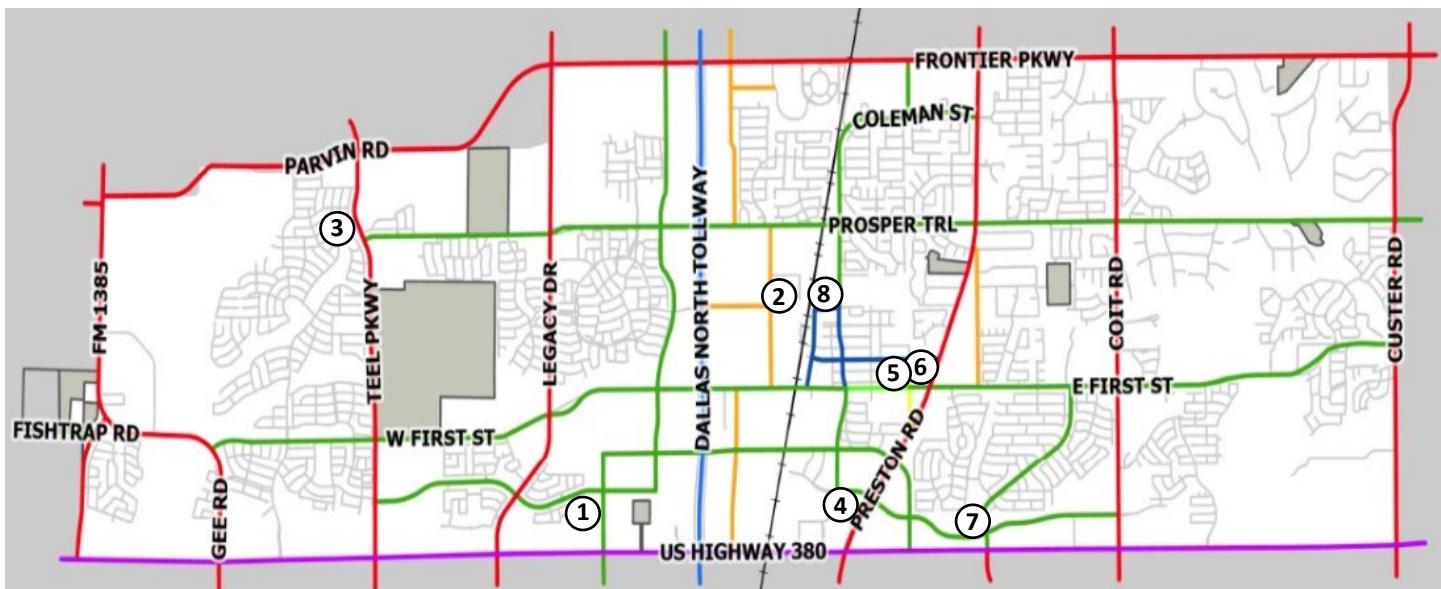
PLANNING

August 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description	
13	WAIV-25-0006	Westfork Crossing	A Waiver for Lot Frontage on Westfork Crossing, Block A, Lot 9, on 14.2± acres, located 300± feet north of University Drive and 510± feet west of Gee Road, zoned Commercial.	
14	ZONE-25-0012	Provident Prosper Trail	An Amendment to Planned Development-52 to allow for a Revised Layout on the Conceptual Plan on PLM Addition, Block A, Lot 1, on 10.8± acres, located on the south side of Prosper Trail and 745± feet east of Cook Lane, zoned Planned Development-52.	
	August 2024	August 2025	YTD 2024	YTD 2025
Submittals	20	14	125	85

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
2	Prosper Business Park	620 Safety Way	Office/Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
3	Windsong Amenity Center No. 4	950 Verdin Street	Amenity Center	Building Permit Under Review Site Plan expires May 5, 2026	18,900	DEVAPP-24-0018
4	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Under Review Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
5	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
6	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
7	Prosper Market	1250 La Cima Boulevard	Grocery/Retail Store	Building Permit Under Review Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027
8	Eagles Crossing	831 North Coleman Street	Office/Warehouse	Building Permit Under Review Site Plan expires October 1, 2026	29,946	DEVAPP-24-0099

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.

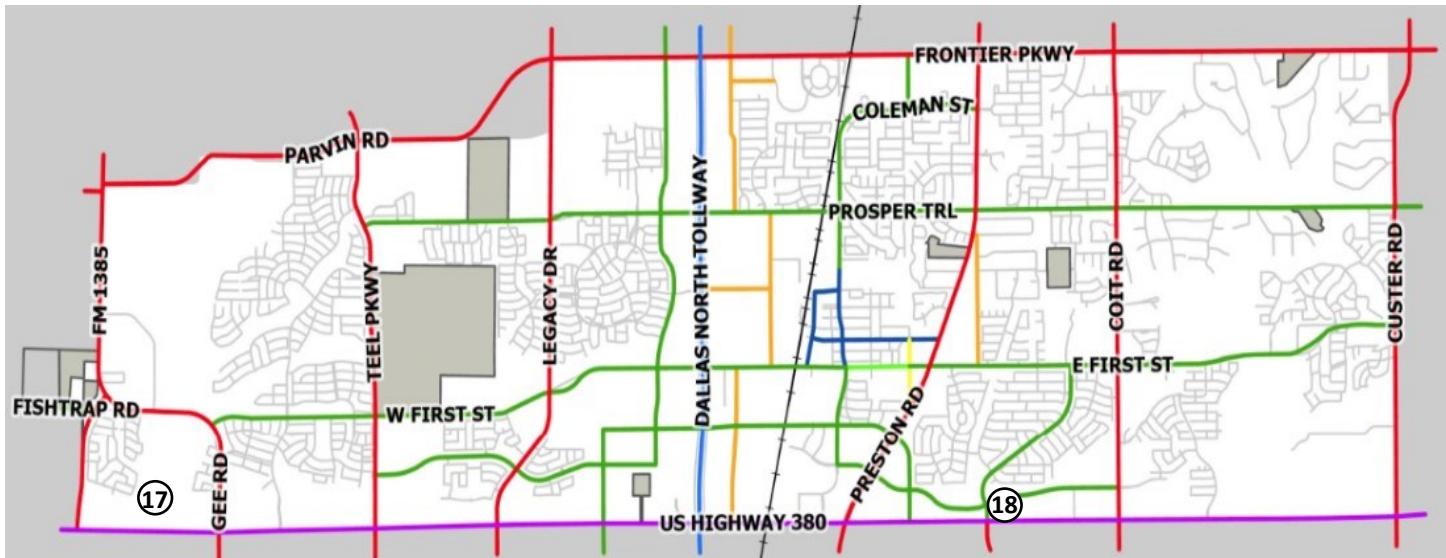
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Eagles Crossing	851 North Coleman Street	Office/Warehouse	Building Permit Under Review Site Plan expires October 1, 2026	43,583	DEVAPP-24-0099
10	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Under Review Site Plan expires October 15, 2026	7,881	DEVAPP-24-0016
11	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	Building Permit Expired Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016
12	Legacy Prosper	1091 South Legacy Drive	Restaurant/Retail	Building Permit Reviewed Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
13	Legacy Prosper	1121 South Legacy Drive	Restaurant/Retail	Building Permit Reviewed Site Plan expires October 15, 2026	12,500	DEVAPP-24-0138
14	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
15	Prosper ISD Administration Facility	1061 Lakewood Drive	Admin. Building, Community Center, & Pavilion	Building Permit Under Review Site Plan expires November 20, 2026	149,293	DEVAPP-25-0019
16	Westside 18R	1000 FM 1385	Restaurant/Retail	No Building Permit Application Site Plan expires December 17, 2026	10,125	DEVAPP-24-0135

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Shovel Ready—Non-Residential Project Status

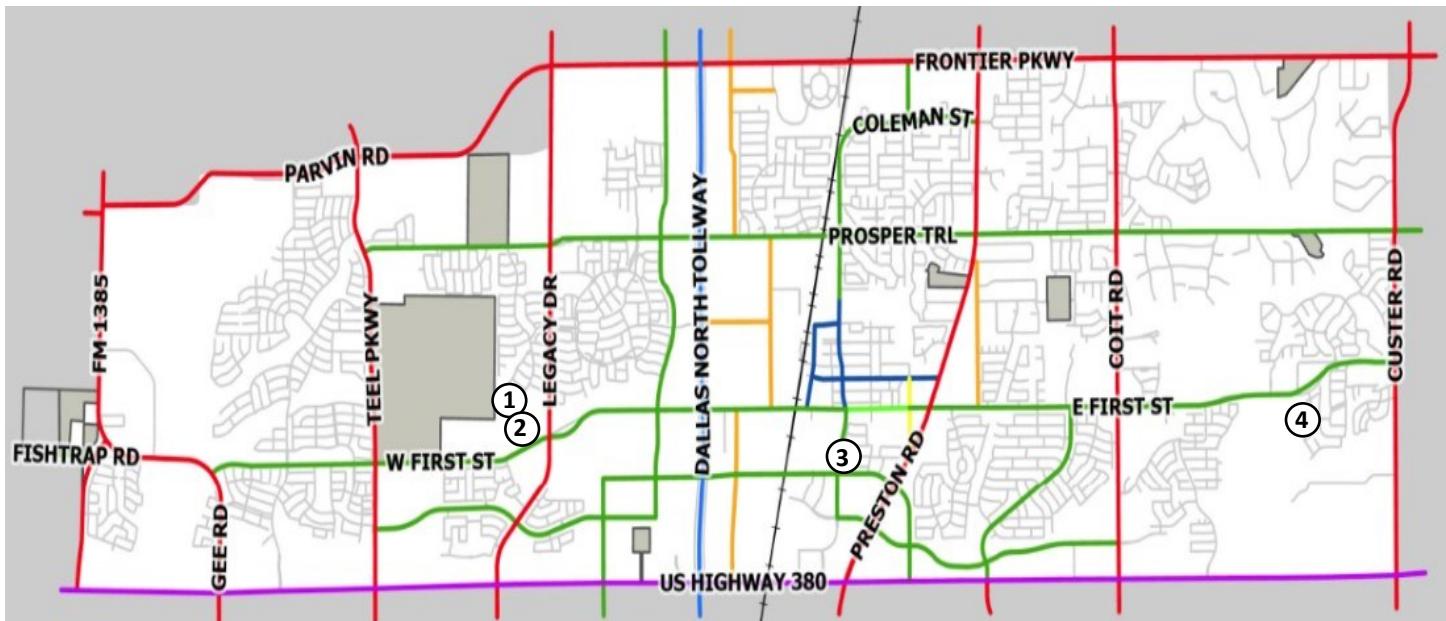


	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Westside 18R	1050 FM 1385	Restaurant/ Retail	No Building Permit Application Site Plan expires December 17, 2026	12,950	DEVAPP-24-0135
18	Ground Control	1191 La Cima Boulevard	Activity Center	Building Permit Under Review Site Plan expires February 21, 2027	40,738	DEVAPP-24-0170
Total Building Square Footage Under Construction					472,169	

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

Under Construction & Shovel Ready—Residential Project Status

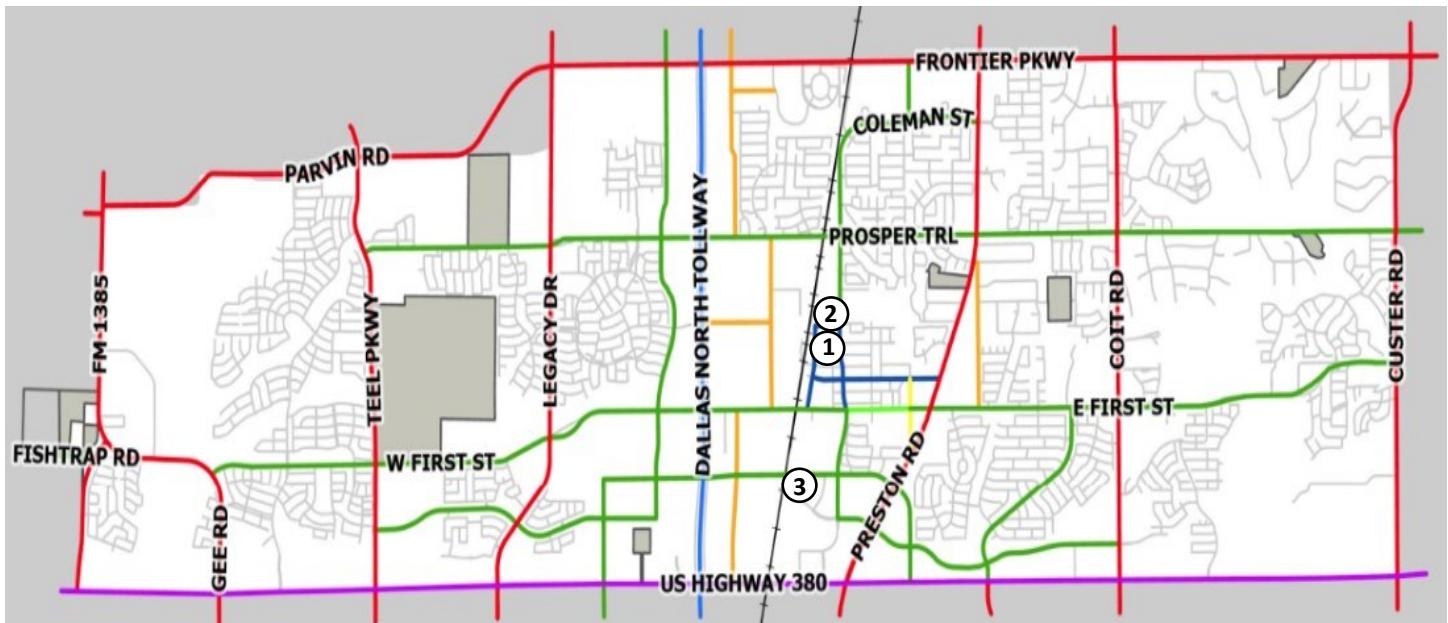


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Star Trail, Phase 17	NWQ Legacy Drive/ First Street	27.0±	Under Construction	48	DEVAPP-23-0169
2	Star Trail, Phase 18	NWQ Legacy Drive/ First Street	30.1±	Under Construction	54	DEVAPP-23-0223
3	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
4	Wandering Creek Phase 2	SEC Wildcat Way/ First Street	20.1±	Under Construction	40	DEVAPP-24-0132
Total Number of Lots Under Construction / Shovel Ready					268	

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

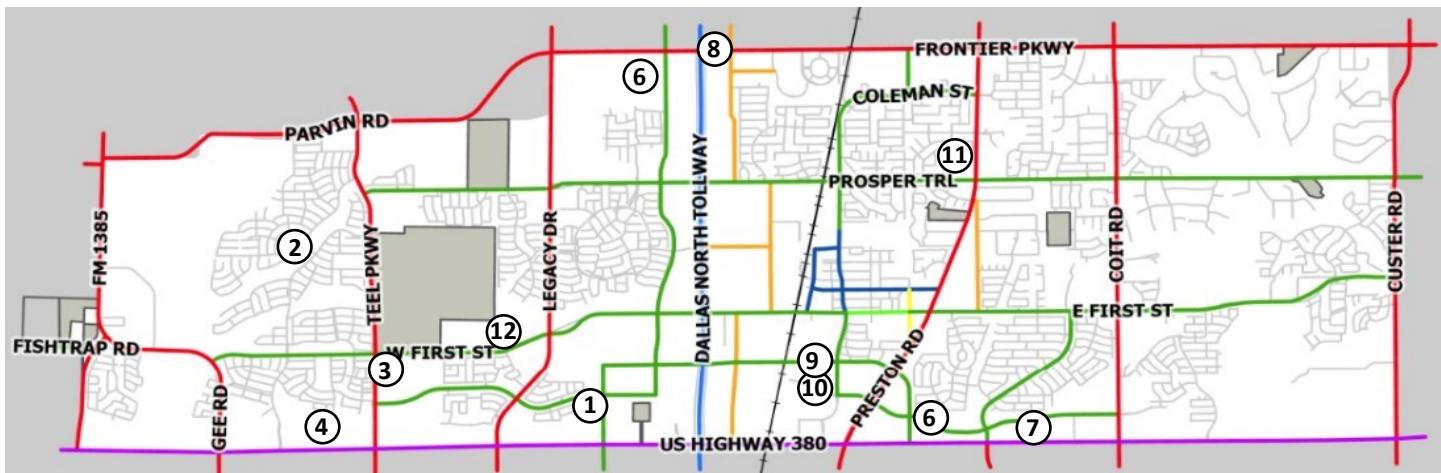


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo 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

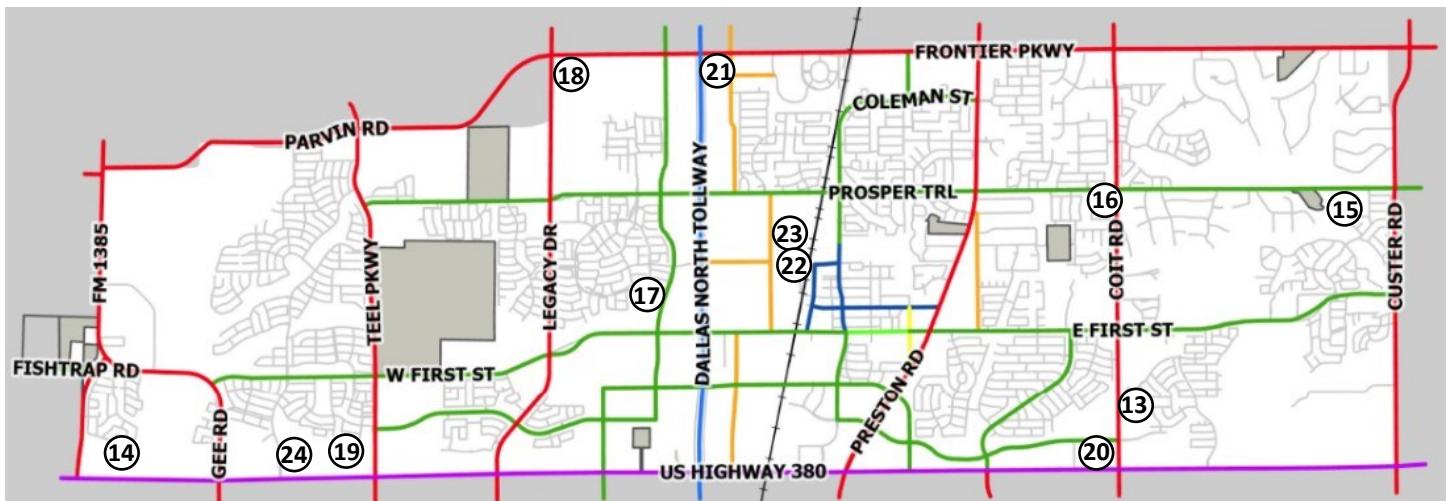
Current Non-Residential Construction Activity—Total of 2,543,603 Square Feet
Details for Each Project on Following Pages



	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-23-0040	PISD High School #4	3450 Prairie Drive	641,136	\$159,571,120.88
4	COM-23-0113	St. Martin De Porres School Addition	3990 West University Drive	19,724	\$4,574,078.44
5	COM-24-0003	Richland Parkway Retail	1221 East University Drive	15,247	\$2,611,260.99
6	COM-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
7	COM-23-0110	La Cima Retail	1501 East University Drive	6,579	\$819,153.90
8	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
9	COM-24-0056	Gates of Prosper Phase 3	1081 Gates Parkway	63,417	\$8,717,047.15
10	COM-24-0057	Gates of Prosper Phase 3	1091 Gates Parkway	88,316	\$12,139,564.10
11	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
12	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,543,603 Square Feet
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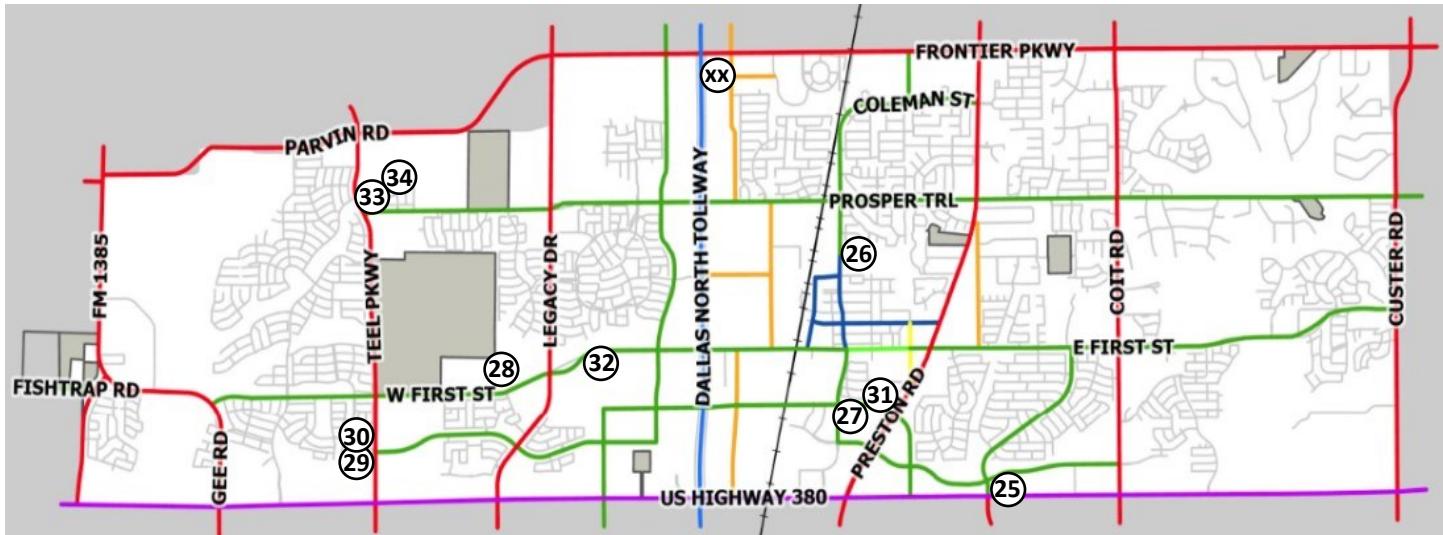


	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-24-0086	Rogers Middle School Addition	1001 South Coit Road	4,119	\$8,872,779.39
14	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
15	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
16	COM-24-0114	Prosper Trails Office Center Building D	2350 East Prosper Trail	9,382	\$951,522.44
17	COM-24-0135	The Offices Prosper Phase 2—Building 9	1630 West Prosper Trail #9	4,908	\$796,430.97
18	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
19	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
20	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
21	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12
22	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
23	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
24	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 2,543,603 Square Feet

Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48
26	COMR-25-0015	Reynolds MS Phase 2 Renovation	700 North Coleman Street	31,592	\$14,267,628.00
27	COM-23-0132	Home 2 Suites Inn	841 South Coleman Street	68,911	\$12,428,098.85
28	COM-24-0092	One United Volleyball	2780 West First Street	763,645	\$16,764,547.80
29	COM-24-0098	Teel Lot 7 Retail	3810 West University Drive	12,750	\$1,944,375.00
30	COM-24-0097	Teel Lot 7 Retail	3820 West University Drive	12,750	\$1,944,375.00
31	COM-25-0020	Rucker Elementary School Addition	402 South Craig Road	126,734	\$34,154,813.00
32	COM-24-0064	Children's Hunger Fund	2161 West First Street	80,039	\$11,275,410.95
33	COM-24-0132	Teel Parkway Retail (Bldg. A)	1230 North Teel Parkway	12,062	\$2,072,492.84
34	COM-24-0133	Teel Parkway Retail (Bldg. B)	1260 North Teel Parkway	13,909	\$2,389,844.38

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Amberwood Farms	SevenHaus Custom Homes	1
Brookhollow	Landon Homes Tradition Homes	45
Cambridge	First Texas Tradition Homes	23
Hillside	Baily Brothers Builders	
Ladera	Integrity Retirement Group	24
Lakes of Legacy	Shaddock Grand Homes	5
Legacy Gardens	Riseland	18
Malabar Hills	Sumeer Homes Inc.	10
Montclair	Our Country Homes Ultimate Builders Corp	3
Park Place	Partners in Building	5
Prosper Ridge	Southgate Homes	1
Star Trail	American Legend Highland Homes Perry Homes	83
Starview	Highland Homes Tradition Homes	28
Wandering Creek	Toll Brothers	26
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	118
Total	Houses	390

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, August

	August 2024	YTD 2024	August 2025	YTD 2025
Code Compliance Inspections	210	1567	236	1812
Citations Issued	3	13	8	38
Health Inspections	47	359	15	353

Health Inspection Results, August 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
CVS Pharmacy #2876	Convenience Store	2451 E University Dr	Follow Up	Pass
Windsong Ranch Café	Restaurant	1001 Windsong Pkwy	CO Final Inspection	Pass
Z Donuts	Restaurant	2381 E University Dr Ste 80	Follow Up	Pass
Donut Bliss	Restaurant	1361 E University Dr Ste 40	Follow Up	Pass
Veg-Nivas Restaurant	Restaurant	2111 E University Dr Ste 60	Complaint Received	Fail
Veg-Nivas Restaurant	Restaurant	2111 E University Dr Ste 60	Complaint Follow Up	Pass
Veg-Nivas Restaurant	Restaurant	2111 E University Dr Ste 60	67	Fail (Restaurant Closure)
Veg-Nivas Restaurant	Restaurant	2111 E University Dr Ste 60	Follow Up	Pass (Restaurant Re-Opened)
Cone Heads Shaved Ice	Temporary Event	3450 Prairie Dr	N/A	Pass
HEB Seafood Boil	Temporary Event	2145 W Frontier Pkwy	N/A	Pass
Pokey O's Cookies and Ice Cream	Temporary Event	3450 Prairie Dr	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
In-N-Out Burger	Temporary Event	3500 E First St	N/A	Pass
Alma's Sweet N Treats	Temporary Event	3450 Prairie Dr	N/A	Pass
Get Your Greek On	Temporary Event	1851 Star Trail Pkwy	N/A	Pass