

Development Services Monthly Report

Development Activity

May 2022

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of May 2022

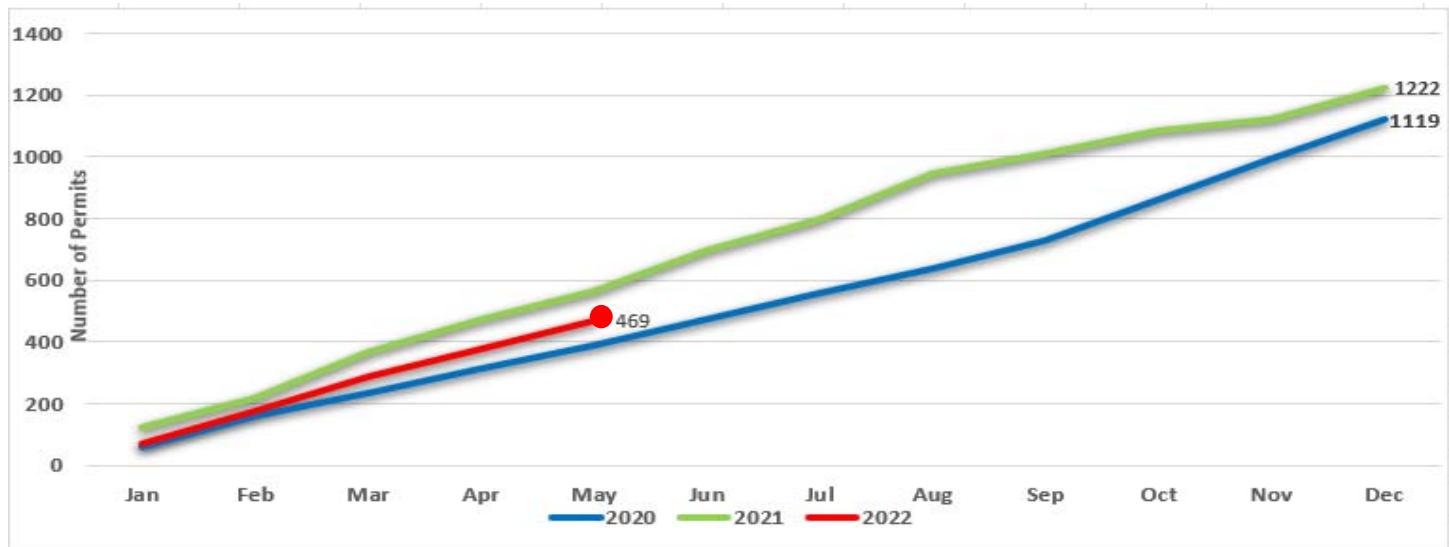
Single Family & Townhome Permits Issued – 91

Single Family & Townhome Permits Finalized – 89

Single Family & Commercial Inspections – 3,613

Certificates of Occupancy Issued – 6

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

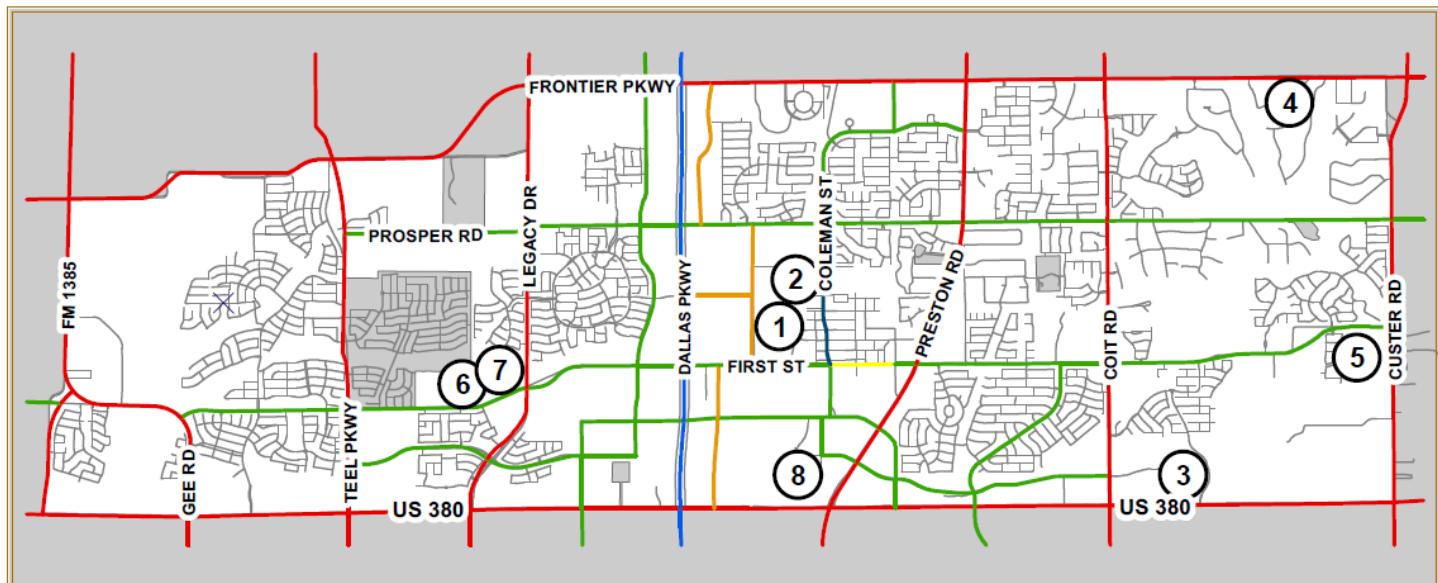


Single Family Residential Permits Issued by Quarter

	May	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	232	232	241	255	391	1,119
2021	367	369	328	314	211	1,222
2022	91	289	—	—	—	469

PLANNING

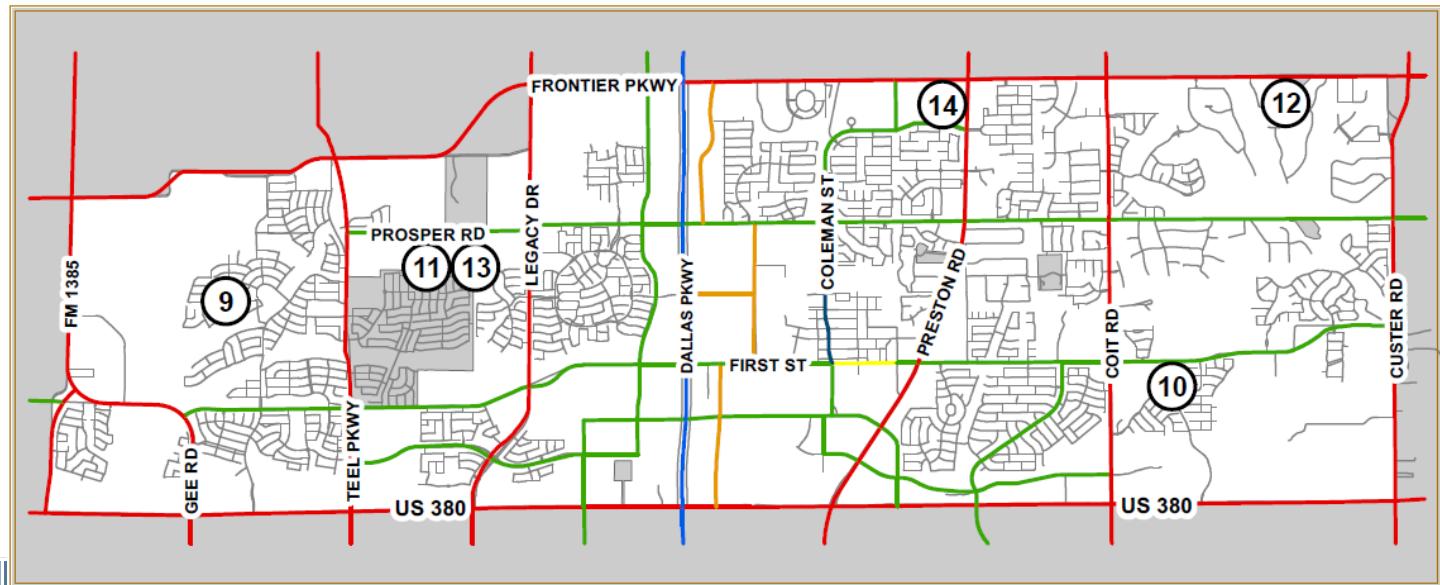
May 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D22-0047	Silo Park	A Replat for Silo Park Addition, Block A, Lot 2, on 1.2± acres.
2	D22-0048	Prosper Business Park	A Replat for Prosper Business Park, Block A, Lot 8, on 8.9± acres.
3	D22-0049	Dominion at Brookhollow, Phase 1	A Final Plat for Dominion at Brookhollow, Phase 1, for 84 single family residential lots and three (3) HOA/open space lots, on 12.4± acres.
4	D22-0050	Frontier Estates	A Preliminary Plat for Frontier Estates, for 12 single family residential lots, and one (1) HOA/open space lot, on 21.5± acres.
5	D22-0051	Ladera Amenity Center	A Site Plan for an Amenity Center, in Ladera, on 1.5± acres.
6	D22-0052	Mav Addition	A Site Plan for a Medical Office Building, in Mav Addition, on 1.4± acres.
7	D22-0053	Mad Addition, Block A, Lot 3R	A Final Plat for Mad Addition, Block A, Lot 3, on 1.4± acres.
8	D22-0054	Gates of Prosper, Phase 3	A Preliminary Site Plan for a commercial development, on 33.3± acres.

PLANNING

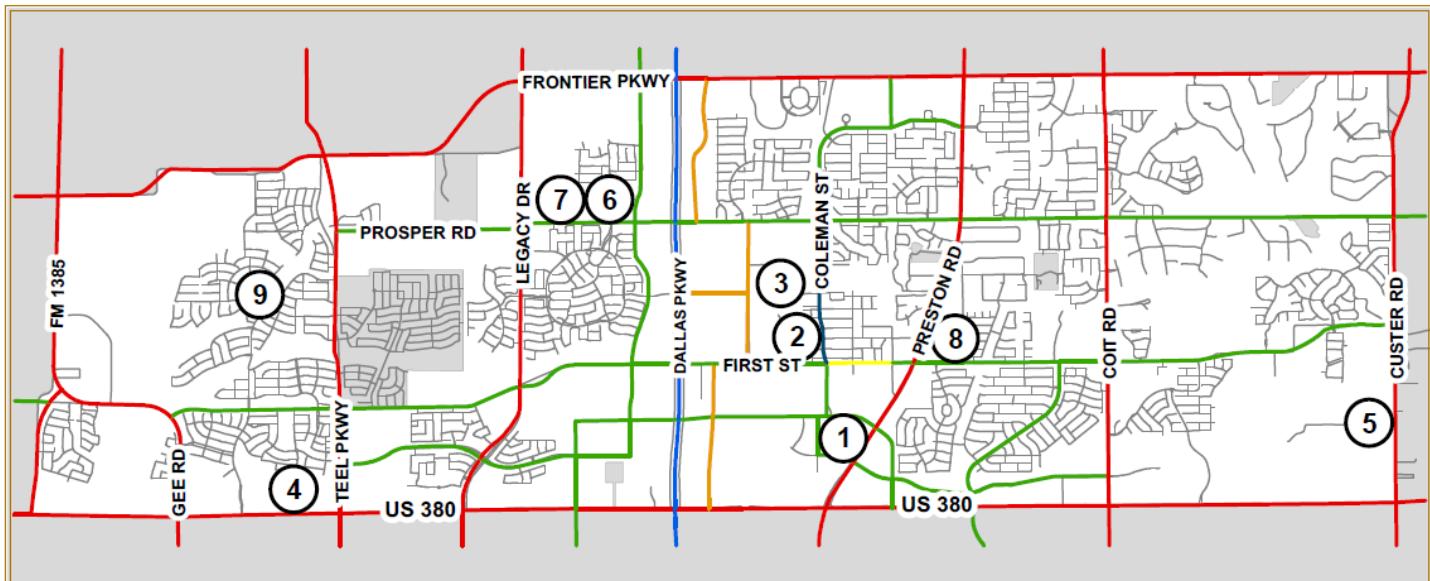
May 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description
9	D22-0055	Windsong Ranch, Phase 7G	A Final Plat for Windsong Ranch, Phase 7G, for 52 single family residential lots, on 145.4 acres.
10	D22-0056	Lakewood, Phase 4	An Amending Plat for Lakewood, Phase 4, for 14 single family residential lots on 12.8± acres.
11	Z22-0011	Prosper Oaks	A request to rezone 66.7± acres from Agricultural (a) to Planned Development (PD), to allow for the development of a single family residential subdivision.
12	Z22-0012	OM Frontier Estates	A request to rezone 21.5± acres from Agricultural (A) to Single Family-Estate (SF-E), to allow for the development of a single family subdivision.
13	CA22-0001	Prosper Oaks	A request to amend the Future Land Use Plan from Low Density Residential to High Density Residential.
14	S22-0006	Victory at Frontier, Tract D	A request to revise a Specific Use Permit (SUP), for a restaurant with drive through service, on 1.2± acres.

	May 2021	May 2022	YTD 2021	YTD 2022
Submittals	20	14	64	77

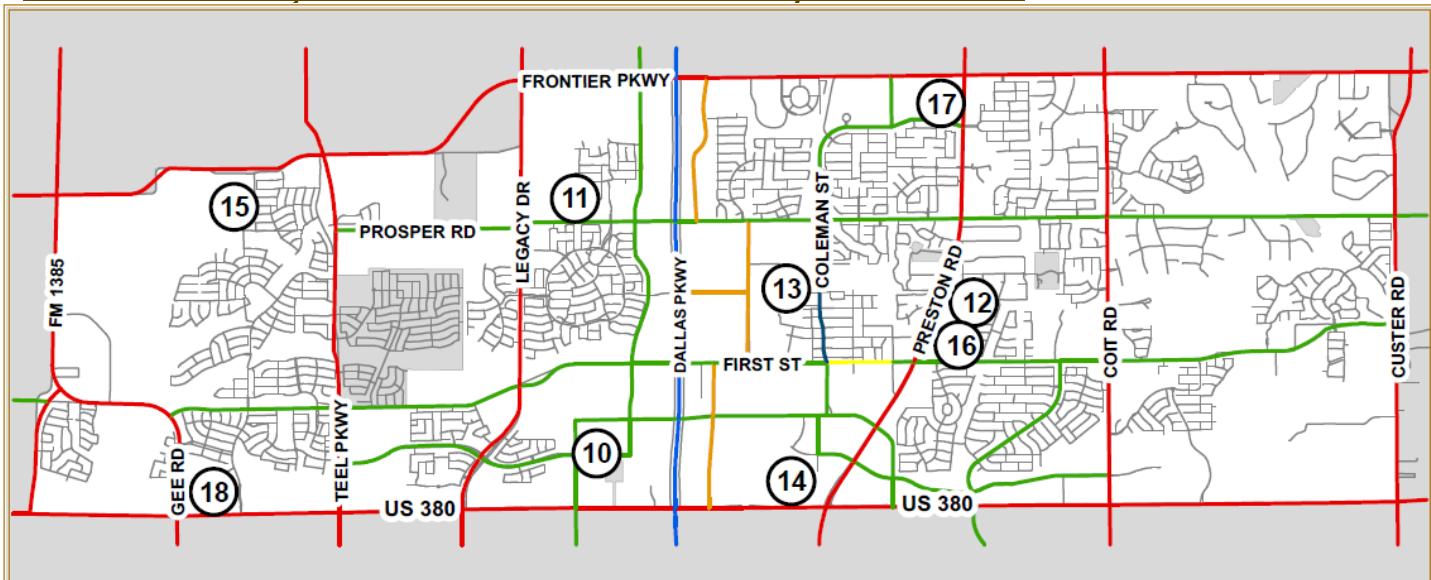
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Longhorn Steakhouse	840 South Preston Road	Sit-Down Restaurant	No building permit application Site Plan expires March 9, 2023	5,660	D19-0117
2	Broadway Retail	360 West Broadway	Retail/Restaurant	No building permit application Site Plan expires March 21, 2023	11,843	D21-0059
3	Prosper Business Park, Phase 4	780 Corporate Street	Office/Warehouse	No building permit application Site Plan expires December 1, 2022	25,170	D21-0050
4	Windsong Ranch Multi-tenant Building	4580 West University Drive	Retail	Building permit under review Site Plan expires June 7, 2023	26,338	D21-0122
5	Prosper Trails Memorial Park	2901 North Custer Road	Cemetery and Funeral Home	Building permit under review Site Plan expires January 6, 2023	7,978	D21-0056
6	CHC Prosper Trail	1840-1870 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	19,820	D22-0025
7	Prosper Tollway Office Park	1610-1660 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	28,500	D21-0124
8	SHB Prosper	291 South Preston Road	Office Buildings	Building permit approved Site Plan expires April 6, 2022	57,024	D20-0074
9	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	Amenity Center	No building permit application Site Plan expires July 19, 2022	4,893	D20-0106

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.

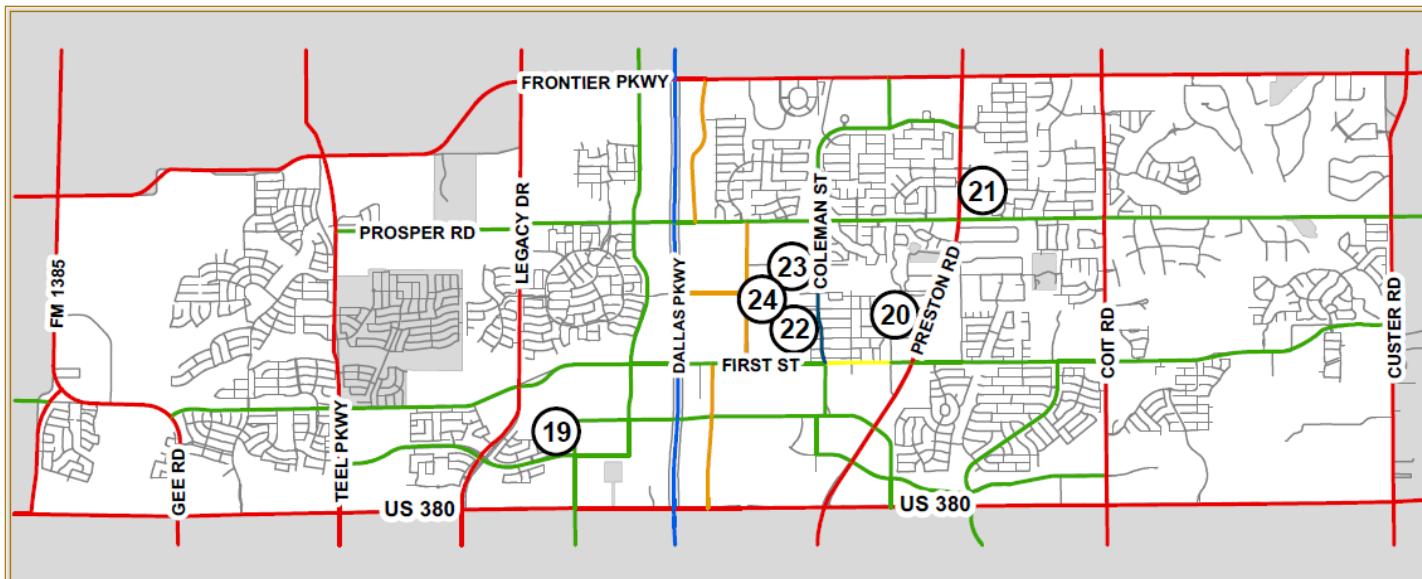
Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
10	Encompass Health	1231 Mahard Parkway	Medical Office	Building permit approved Site Plan expires March 21, 2023	49,694	D21-0090
11	Hope Fellowship Church Prosper	2000 West Prosper Trail	House of Worship	Building permit under review Site Plan expires June 18, 2023	35,750	D21-0099
12	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires November 4, 2022	9,040	D19-0124
13	Prosper Business Park, Phase 5	650 Corporate Street	Office/Warehouse	No building permit application Site Plan expires February 3, 2023	74,817	D21-0066
14	Gates of Prosper, Phase 3	401 Gates Parkway	Big-Box Retailer	Building permit under review Site Plan expires February 17, 2023	136,075	D21-0078
15	Windsong Ranch Maintenance Facility	1251 & 1221 Good Hope Road	Warehouse	Building permit under review Site Plan expires February 17, 2023	8,000	D21-0079
16	Andy's Frozen Custard	1151 East First Street	Restaurant with Drive-Through	Building permit under review Site Plan expires June 18, 2023	2,562	D21-0134
17	Victory at Frontier, Lot 5	2051 North Preston Road	Restaurant with Drive-Through	No building permit application Site Plan expires June 18, 2023	4,845	D21-0129
18	SWIG	4570 West University Drive	Restaurant with Drive-Through	Building permit under review Site Plan expires August 1, 2023	665	D21-0128

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



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
19	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
20	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,005	D22-0007
21	Salad and Go (Shops at Prosper Trail)	1320 North Preston Road	Restaurant with Drive-Through	Building permit under review Site Plan expires September 1, 2023	750	D22-0011
22	Prosper Wine House	209 West Broadway Street	Restaurant	Building permit under review Site Plan expires September 1, 2023	12,052	D22-0009
23	Eagle Crossing, Phase 2	841 & 871 North Coleman Street	Office/Warehouse	No building permit application Site Plan expires September 1, 2023	72,700	D21-0091
24	Prosper Business Park	471 & 481 Industry Way	Office/Warehouse	Building permit under review Site Plan expires September 1, 2023	20,543	D22-0016

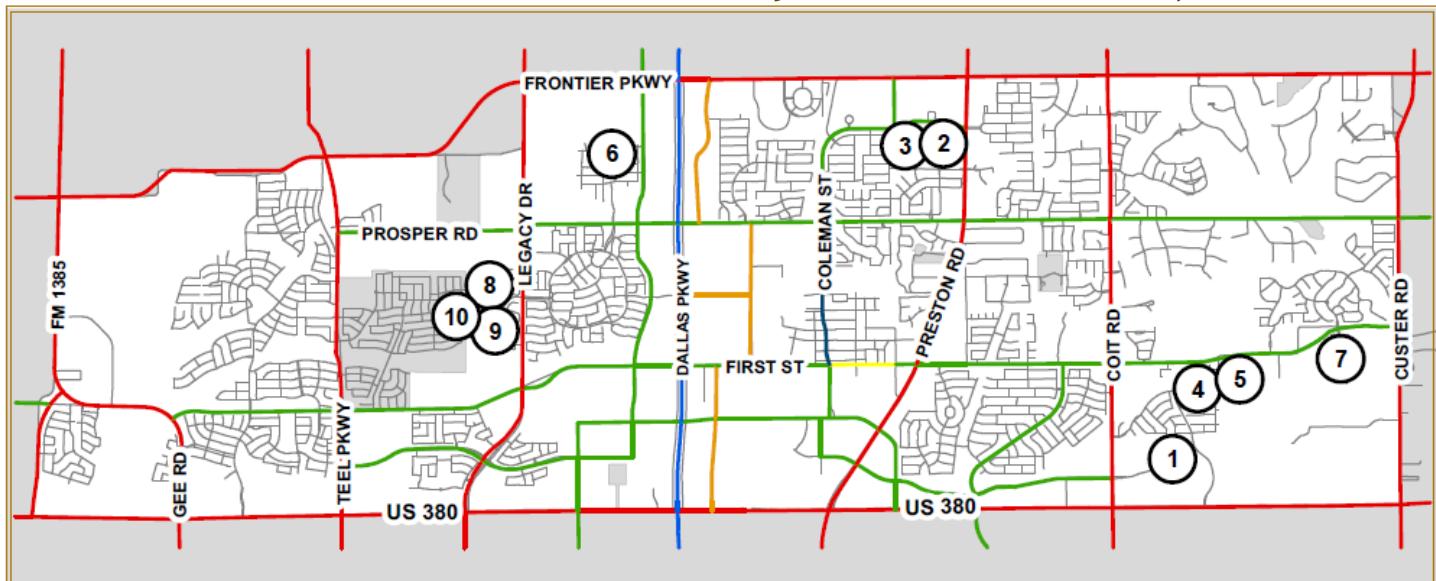
Total Building Square Footage Under Construction

647,224

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.

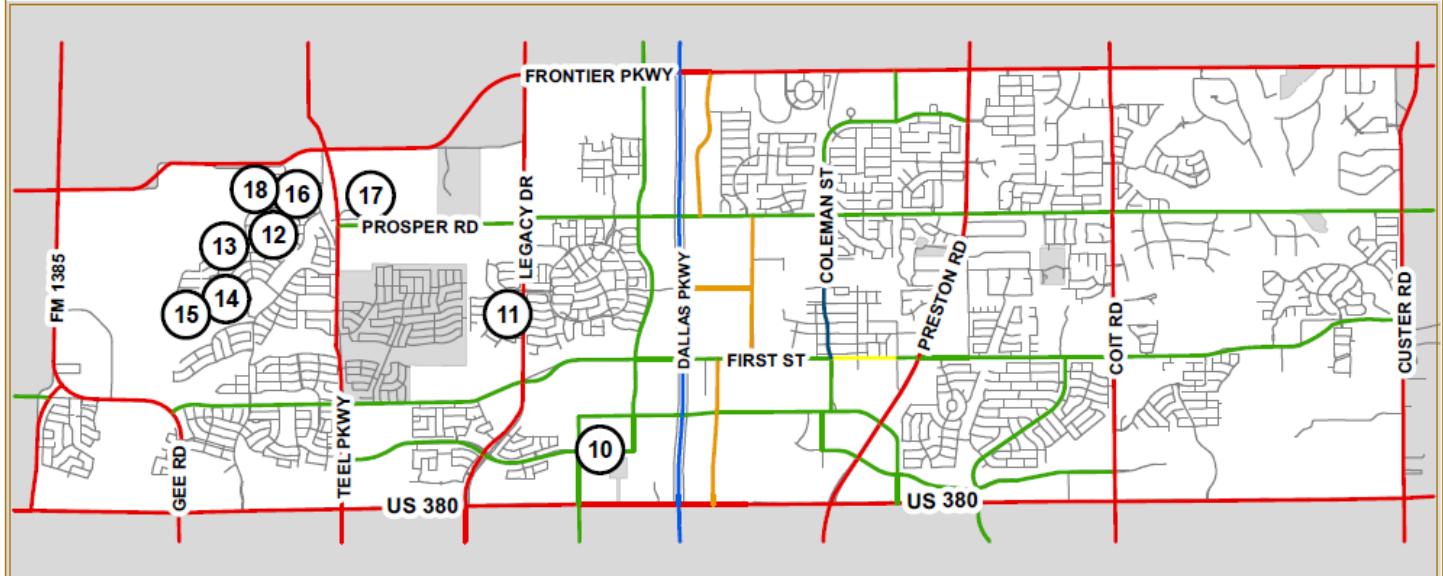
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard/ Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 1	SWQ Coleman Street/ Preston Road	42.3±	Under Construction	91	D19-0021
3	Cambridge Park Estates, Phase 2	SWQ Preston Road/ Coleman Street	42.5±	Shovel Ready	110	D21-0038
4	Lakewood, Phase 5	SEQ First Street/ Coit Road	40.8±	Shovel Ready	98	D21-0006
5	Lakewood, Phase 6	SEQ First Street / Coit Road	13.8±	Shovel Ready	41	D21-0022
6	Legacy Gardens, Phase 2	NWQ Prosper Trail/Dallas Parkway	45.6±	Shovel Ready	100	D22-0027
7	Malabar Hill	SWQ First Street/ Custer Road	45.0±	Shovel Ready	96	D20-0055
8	Star Trail, Phase 10	SWQ Prosper Road/ Legacy Drive	41.5±	Shovel Ready	80	D21-0060
9	Star Trail, Phase 11	SWQ Legacy Drive/ Prosper Trail	36.2±	Shovel Ready	122	D21-0069
10	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120
11	Star Trail, Phase 13	NWQ Fishtrap Road / Legacy Road	40.0±	Shovel Ready	127	D22-0035

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—Residential Project Status

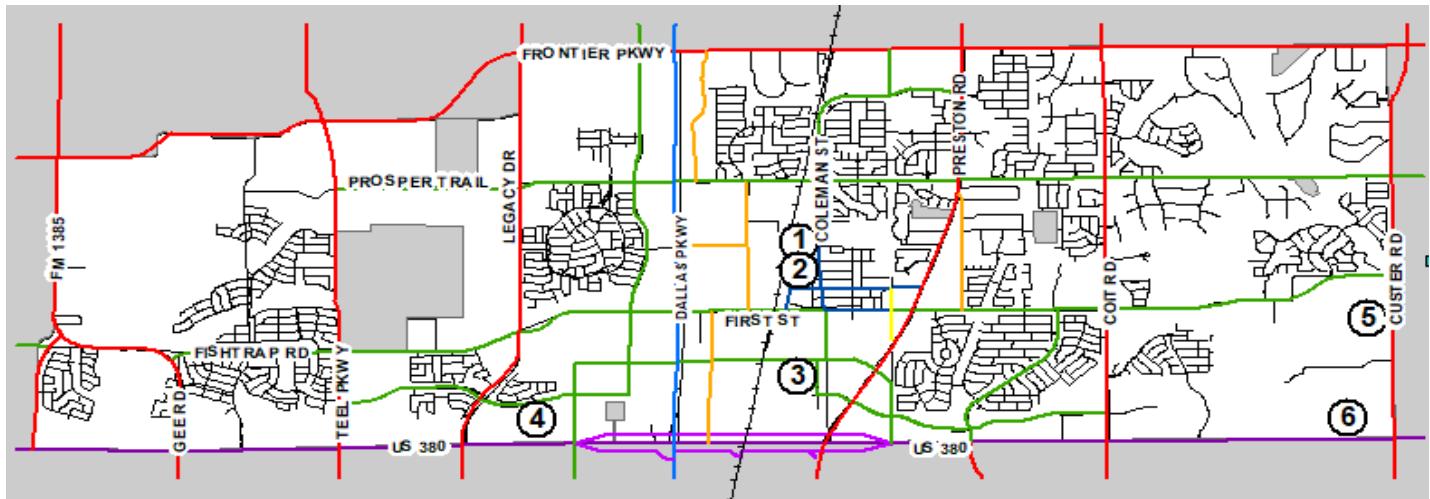


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
11	Star Trail, Phase 13	NWQ Legacy Drive/ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
12	Windsong Ranch, Phase 6E	SWQ Teel Parkway/Parvin Road	29.2±	Shovel Ready	73	D22-0019
13	Windsong Ranch, Phase 7B	SWQ Good Hope Road/ Parvin Road	32.0±	Shovel Ready	83	D21-0041
14	Windsong Ranch, Phase 7I	NWQ Windsong Ranch Parkway/ Fishtrap Road	31.8±	Shovel Ready	25	D21-0042
15	Windsong Ranch, Phase 7D & 7H	SWQ Parvin Road/ Good Hope Road	54.2±	Shovel Ready	59	D21-0058
16	Windsong Ranch, Phase 8	NWQ Teel Parkway/ Fishtrap Road	56.1±	Shovel Ready	201	D21-0015
17	Windsong Ranch, Phase 9	NEQ Prosper Trail/ Teel Parkway	49.5±	Shovel Ready	92	D21-0037
18	Windsong Ranch, Phase 10	SEQ Parvin Road/ Good Hope Road	29.5±	Shovel Ready	131	D21-0035
Total Number of Lots Under Construction / Shovel Ready					1,869	

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±	Shovel Ready	300	D21-0052
2	LIV Townhome-style Multifamily	400 West Fifth Street	5.3±	Shovel Ready	30	D21-0072
3	Gates of Prosper Multifamily, Phase 1	961 Gateway Drive	16.9±	Building permit has been issued	344	D21-0070
4	Alders at Prosper (Age Restricted)	2151 Prairie Drive	10.3±	Building permit has been approved	188	D21-0081
5	Ladera, Phase 1 (Age Restricted)	SWQ Custer Road/First Street	32.6±	Shovel Ready	73	D21-0113
6	Brookhollow	4001 East University	25.2±	Shovel Ready	300	D210103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

Gates of Prosper Multifamily



LIV Multifamily

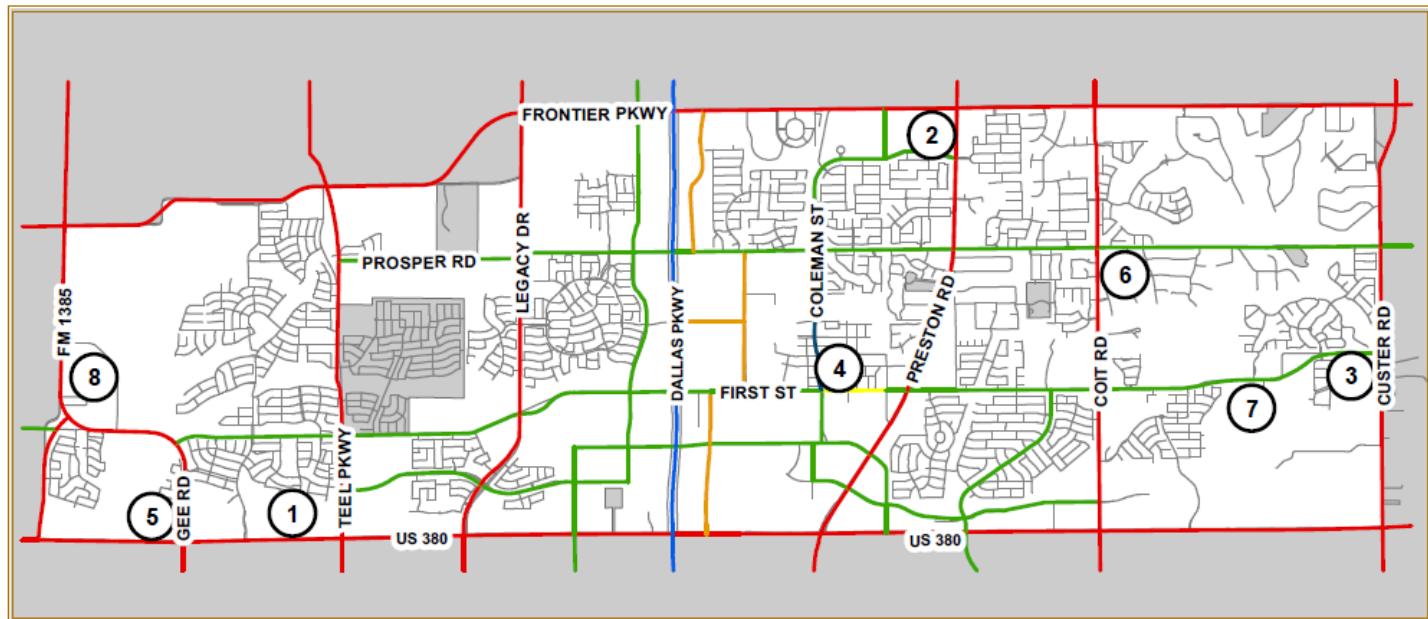
LIV Townhomes



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

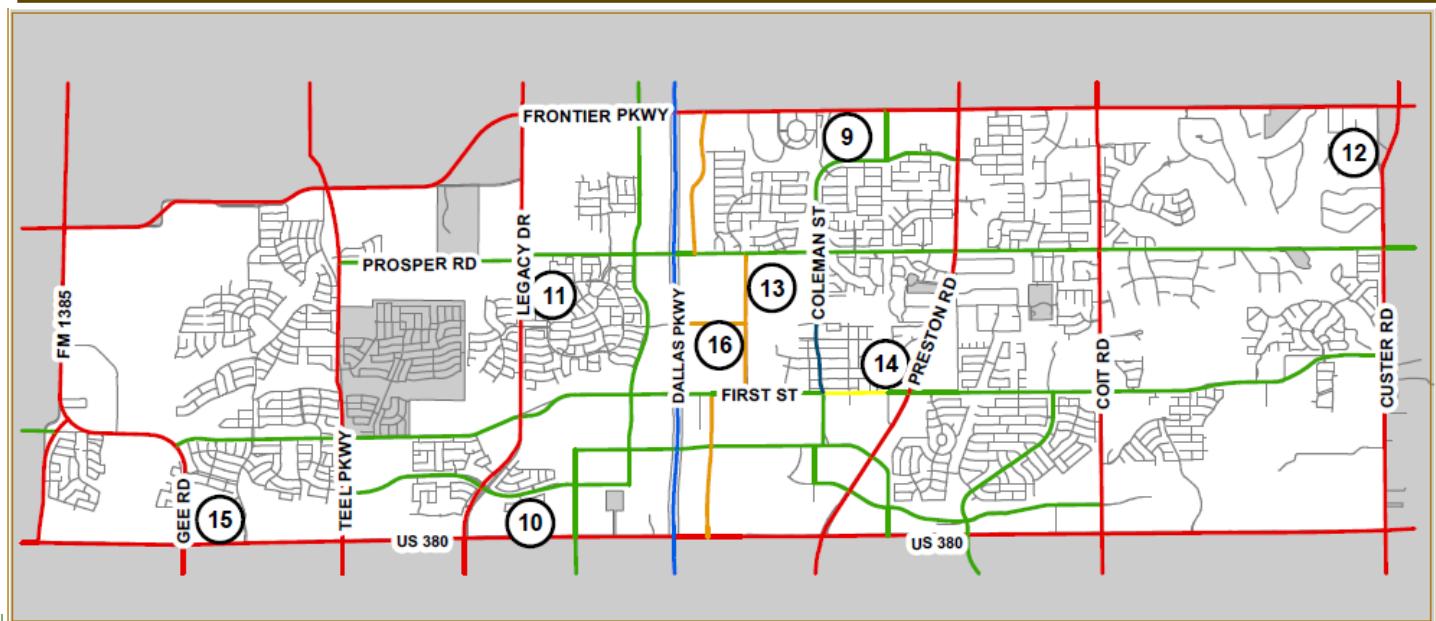
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,548,755 Square Feet



	Case Number	Project Title	Project Address	Square Footage	Value
1	D19-0127	Cook Children's	4100 West University Drive	200,129	\$66,226,568
2	D20-0002	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	19,000	\$800,000
3	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
4	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
5	D19-0098	LA Fitness	4900 West University Drive	37,000	\$650,000
6	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000
7	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927
8	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
9	D20-0092	Prosper United Methodist Church	1801 Lanier Way	26,278	\$8,000,000
10	D19-0103	Prosper Ford	2200 West University Drive	92,523	\$10,327,775
11	D21-0025	Prosper ISD Elementary School No. 15	1001 Star Meadow Drive	96,113	\$19,586,222
12	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
13	D21-0030	Prosper Business Park, Phase 3	631 Industry Way	64,345	\$9,686,712
14	D21-0011	Windmill Hill	150, 170, 230, 240 250, 260 & 270 South Preston Road	87,960	\$918,781
15	D21-0098	Salad and Go	4620 West University Drive	730	\$142,075
16	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,00



1. Cook Children's

4100 West University Drive

Valuation – \$66,226,568

Square Footage – 200,129

Permit Issued – November 30, 2020



2. Victory at Frontier (Multi-tenant Building)

2001 North Preston Road

Valuation – \$800,000

Square Footage – 19,000

Permit Issued – June 11, 2021

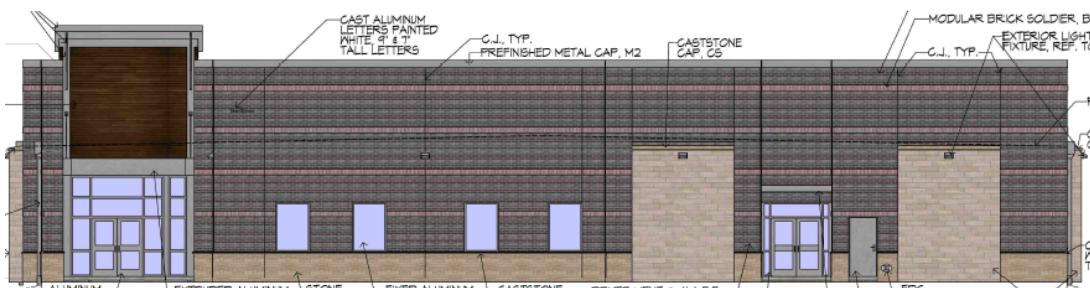
3. Founders Academy of Prosper (High School)

4260 East First Street

Valuation – \$5,249,056

Square Footage – 48,731

Permit Issued – April 26, 2022





4. Lake Point Assisted Living Facility

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020



5. LA Fitness

4900 West University Drive

Valuation – \$650,000

Square Footage – 37,000

Permit Issued – May 25, 2021



6. Whispering Farms Commercial (Multi-tenant Buildings)

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020



7. Prosper ISD High School No. 3

3500 East First Street

Valuation – \$129,385,927

Square Footage – 621,434

Permit Issued – August 19, 2021



8. Denton ISD Middle School No.9

200 Denton Way

Valuation – \$62,500,000

Square Footage – 178,917

Permit Issued – June 16, 2021



9. Prosper United Methodist Church

1801 Lanier Way

Valuation – \$8,000,000

Square Footage – 26,278

Permit Issued – June 9, 2021



10. Prosper Ford

2200 West University Drive

Valuation – \$10,327,775

Square Footage – 92,523

Permit Issued – June 28, 2021



11. Prosper ISD Elementary School No. 15

1001 Star Meadow Drive

Valuation – \$19,586,222

Square Footage – 96,113

Permit Issued – July 09, 2021



12. Rhea's Mill Baptist Church

5733 North Custer Road

Valuation – \$2,000,000

Square Footage – 29,268

Permit Issued – September 14, 2021



13. Prosper Business Park

Phase 3

631 Industry Way

Valuation – \$9,686,712

Square Footage – 64,345

Permit Issued – September 15, 2021



14. Windmill Hill

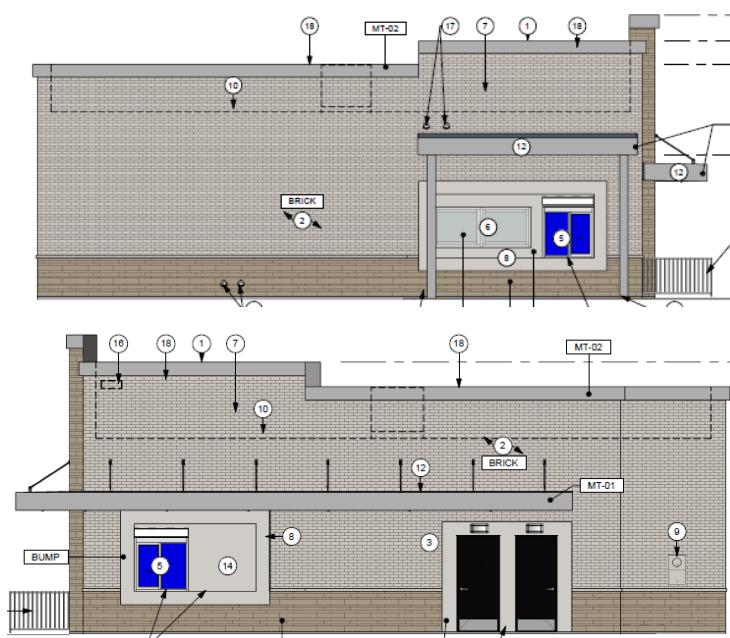
150,170,230,240,250,260 & 270

South Preston

Valuation – \$918,781

Square Footage – 7,956

Permit Issued – October 27, 2021



15. Salad and Go

4620 West University Drive

Valuation – \$142,075

Square Footage – 730

Permit Issued – February 16, 2022

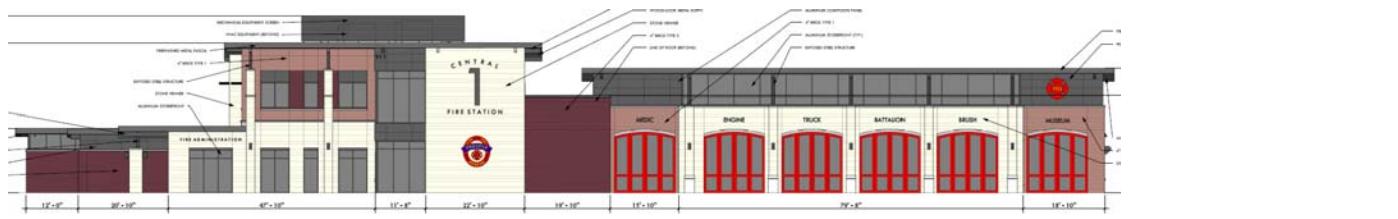
16. Prosper Central Fire Station

911 Safety Way

Valuation – \$14,500,00

Square Footage – 30,358

Permit Issued – February 23, 2022



Single Family Permits YTD by Subdivision

	Builders	Permits Issued May 2022	Permits Issued YTD	
Bryants Addition	MLD Custom Homes	0	2	
Falls of Prosper	Our Country Homes Harwood Homes Troy Miller Custom Homes	0	4	
Frontier Estates	Meritage Homes	0	48	
Greens at Legacy	Britton/Perry Homes	6	8	
Hills at Legacy	Unionmain Homes Chesmar Homes	7	36	
Lakes at Legacy	Shaddock Homes Grand Homes	6	25	
Lakewood	Tradition Homes Shaddock Homes Toll Brothers	0	6	
Legacy Garden	Drees Custom Homes Risland Homes	0	36	
Montclair	Our Country Homes	0	1	
Parks at Legacy	Britton/Perry Homes	0	1	
Saddle Creek	Hartill Homes JPA Development	1	2	
Star Trail	Highland Homes MHI Homes	20	107	
Tanners Mill	First Texas Homes	0	5	
Windsong Ranch	Southgate Homes Shaddock Homes Tradition Homes	Drees Custom Homes Belclaire Homes American Legend Homes	45	157
Totals		85	438	

	Builders	Permits Issued May 2022	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	6	31
Totals		6	31

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, May 2022

	May 2021	YTD 2021	May 2022	YTD 2022
Code Compliance Inspections	229	828	264	776
Citations Issued	2	10	4	19
Health Inspections	62	239	54	190

Health Inspection Results, May 2022

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Cortland Windsong Ranch	Apartment Pool	4500 Bluestem Drive	N/A	Pass
Orion Prosper on the Lakes	Apartment Pool	880 South Coit Road	N/A	Fail
Orion Prosper on the Lakes	Apartment Pool	880 South Coit Road	N/A	Pass
Orion Prosper	Apartment Pool	880 South Coit Road	N/A	Pass
Island Whips	Cold Truck	1410 East University Drive	N/A	Pass
Rogers Middle School Gym Concessions	Concession	1001 South Coit Road	N/A	Pass
Rogers Middle School Football Concessions	Concession	1001 South Coit Road	N/A	Pass
Founders Classical Academy	Concession	4250 East First Street	N/A	Pass
Exxon Tiger Mart No. 45	Convenience Store	1099 North Preston Road	C/O	Pass
Exxon Tiger Mart No. 45	Convenience Store	1099 North Preston Road	N/A	Follow-Up

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
The Goddard School of Prosper	Daycare	1180 La Cima Boulevard	95	Pass
Whispering Farms Montessori	Daycare	2460 Prosper Trail	98	Pass
Primrose School of Prosper	Daycare	1185 La Cima Boulevard	99	Pass
The Children's Courtyard	Daycare	2301 Richland Boulevard	N/A	Follow-Up
Wild Fork Foods	Grocery Store	2351 East University Drive	C/O	Pass
Wild Fork Foods	Grocery Store	2351 East University Drive	N/A	Follow-Up
Legacy Gardens Amenity Pool	HOA Pool	1800 Wynne Avenue	N/A	Pass
Gentle Creek	HOA Pool	2731 Gentle Creek Trail	N/A	Fail
Gentle Creek	HOA Pool	2731 Gentle Creek Trail	N/A	Pass
The Parks at Legacy	HOA Pool	2890 Cannon Drive	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Enclave Lakes of Prosper	HOA Pool	1050 Waterview Drive	N/A	Fail
Enclave Lakes of Prosper	HOA Pool	1050 Waterview Drive	N/A	Pass
Lakes of La Cima	HOA Pool	1000 La Cima Boulevard	N/A	Pass
Frontier Estates	HOA Pool	1801 Bozman Trail	N/A	Pass
88 Bites Inc	Hot Truck	N/A	N/A	Pass
Spartaco LLC	Hot Truck	N/A	N/A	Pass
Platia Americana	Hot Truck	N/A	N/A	Pass
Subway Tiger Mart No. 45	Restaurant	1099 North Preston Road	C/O	Pass
Subway Tiger Mart No. 45	Restaurant	1099 North Preston Road	N/A	Follow-Up
Firehouse Subs	Restaurant	1141 South Preston Road, Suite 20	N/A	Follow-Up

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Firehouse Subs	Restaurant	1141 South Preston Road, Suite 20	N/A	Follow-Up No. 2
Smoothies & Coffee	Restaurant	2281 East University Drive, Suite 10	81	Pass
Smoothies & Coffee	Restaurant	2281 East University Drive, Suite 10	N/A	Follow-Up
Wisk Am Eatery	Restaurant	111 South Preston Road, Suite 30	N/A	Follow-Up
Wisk Am Eatery	Restaurant	111 South Preston Road, Suite 30	N/A	Follow-Up No. 2
Killa Pie	Restaurant	1100 South Preston Road, Suite 30	N/A	Follow-Up
Killa Pie	Restaurant	1100 South Preston Road, Suite 30	N/A	Follow-Up No. 2
Sauce Pizza and Wine	Restaurant	1151 South Preston Road, Suite 10	N/A	Closed for Business
Dunkin' Donuts	Restaurant	1921 Preston Road, Suite 10	C/O	Pass
Windsong Elementary Kitchen	School	800 Copper Canyon Drive	95	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Founders Classical Academy of Prosper	School	4250 East First Street	95	Pass
Rodgers Middle School	School	1001 South Coit Road	N/A	Follow-Up
St. Martin De Porres Catholic School	School	4000 West University Drive	90	Pass
Prosper High School Main Kitchen	School	301 Eagle Drive	N/A	Follow-Up
Reynolds Middle School Kitchen	School	700 North Coleman Street	91	Pass
Cockrell Elementary Kitchen	School	1075 Escalante Trial	N/A	Follow-Up
Orion Prosper on The Lakes	Spa	880 South Coit Road	N/A	Fail
Orion Prosper on The Lakes	Spa	880 South Coit Road	N/A	Pass
Kids "R' Kids Splash Pad	Splash Pad	130 North Coit Road	N/A	Pass
Ace Montessori	Splash Pad	4770 West University Drive	N/A	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Primrose School of Windsong Ranch	Splash Pad	1050 Gee Road	N/A	Fail
Children's Lighthouse Splash Pad	Splash Pad	600 North Preston Road	N/A	Pass
Prosper Montessori Splash Pad	Splash Pad	100 Gorgeous Road	N/A	Pass
Tripe G Group	Temporary	204 West Broadway	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.