

# Development Services

## Monthly Report

### Development Activity

#### July 2022

#### Development Services

##### Planning

##### Building Inspections

##### Health & Code Compliance

##### Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of July 2022

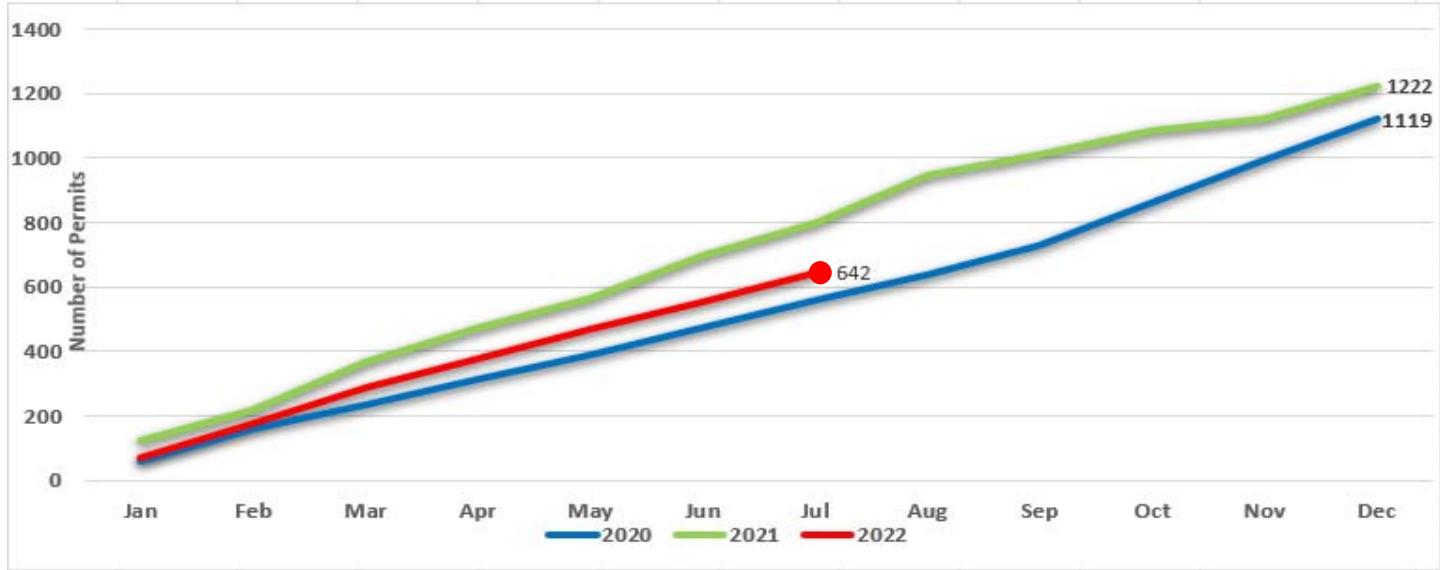
Single Family & Townhome Permits Issued – 87

Single Family & Townhome Permits Finalized – 79

Single Family & Commercial Inspections – 3,567

Certificates of Occupancy Issued – 9

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

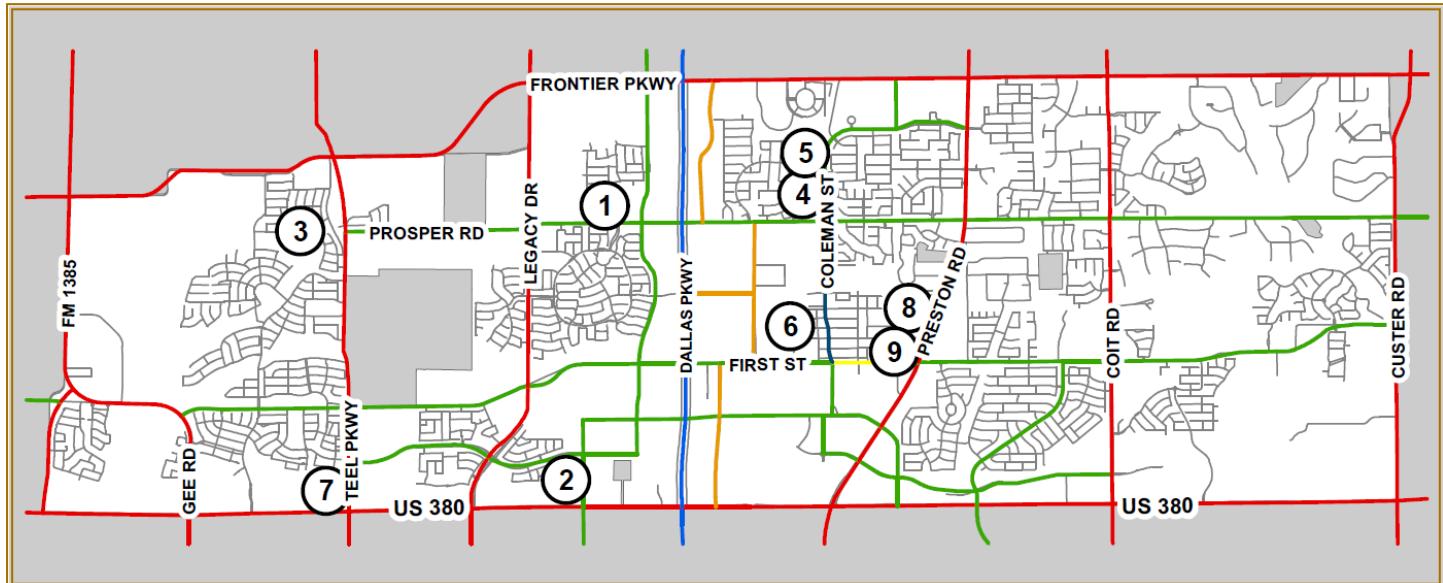


#### Single Family Residential Permits Issued by Quarter

	July	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	83	232	241	255	391	1,119
2021	99	369	328	314	211	1,222
2022	87	288	267	—	—	642

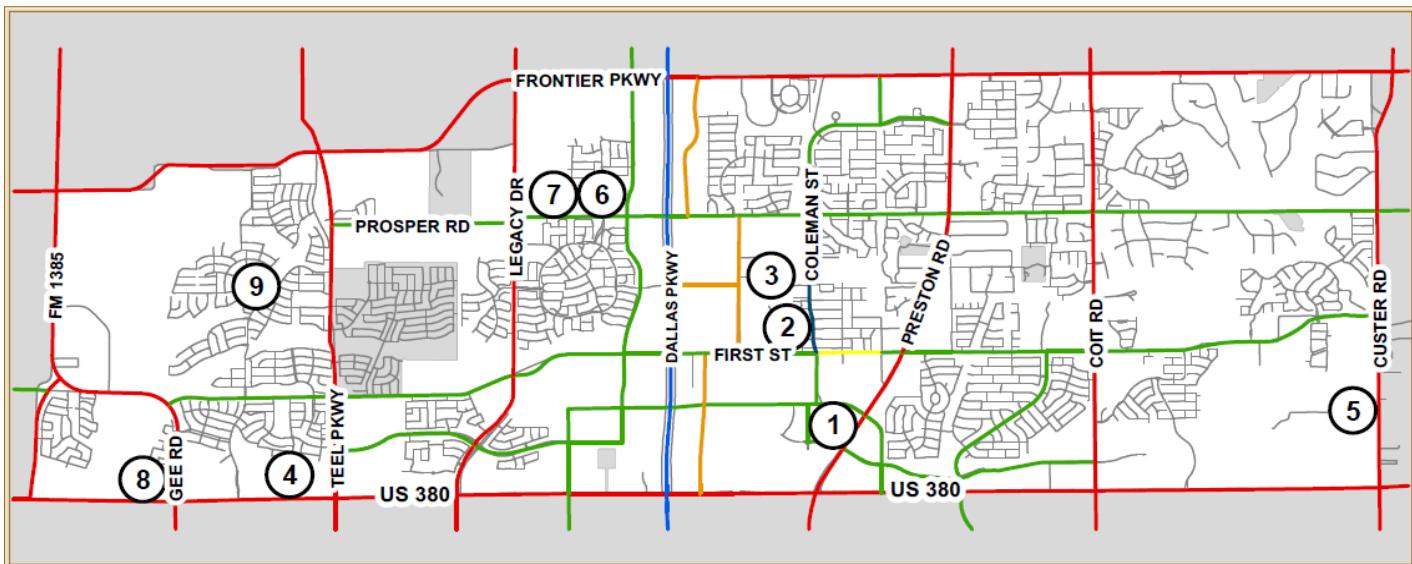
# PLANNING

## July 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D22-0063	CHC Prosper Trail Legacy Garden Phase 1C, Block A, Lot 3A	A Replat for Legacy Gardens addition Lot 3, Block A, on 4.0± acres.
2	D22-0064	Holiday Inn Prosper Center, Block D, Lot 9	A Final Plat for Prosper Center, Lot 9R, Block D, on 1.8± acres.
3	D22-0065	Windsong Ranch Phase 8	An Amending Plat for Windsong Ranch on 205 Lots on, 54.4± acres.
4	D22-0067	SSW Addition	A Site Plan for a multi-tenant building on, .7± acres.
5	D22-0068	SSW Addition, Block A, Lot 1	A Final Plat for SSW Addition on Lot 1, Block A on, .7± acres.
6	D22-0069	Broadway Retail	A Site Plan for a multi-tenant building on Lot 2, Block A on, 1.6± acres.
7	D22-0070	Teel 380 Addition Lots 1-12, Block A	A Conveyance Plat for Teel 380 Addition on Lots 1-12, Block A on, 21.9± acres.
8	D22-0066	Winikates North	A Preliminary Site Plan for Winikates North Lot 1, Block A on, 5.6± acres.
9	Z22-0014	Winikates North	A request to rezone 5.6± acres from PD-21 Office (O), PD-21 Retail and Single Family-15 (SF-15) to Planned Development (PD-93).
	July 2021	July 2022	YTD 2021
Submittals	16	9	96
			93

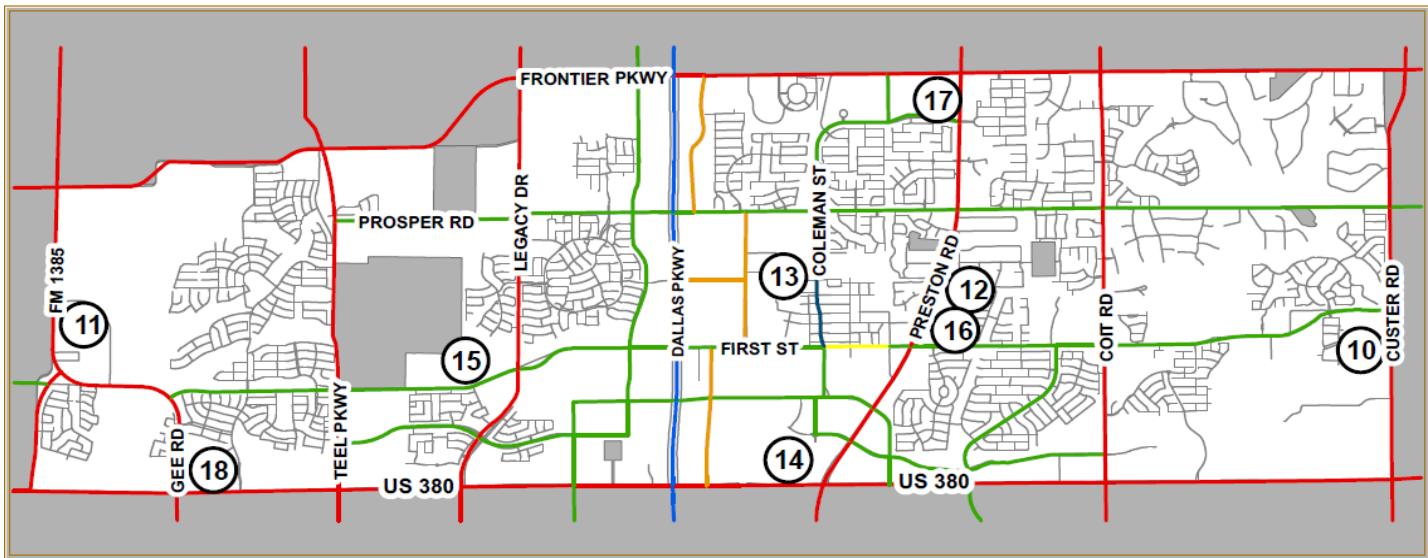
## Shovel Ready—Non-Residential Project Status



	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	Building permit under review 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	Westfork Crossing, Lot 7	4890 West University Drive	Retail/Restaurant	No building permit application Site Plan expires December 7, 2023	16,956	D22-0041
9	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	Amenity Center	No building permit application Site Plan expires January 19, 2023	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.

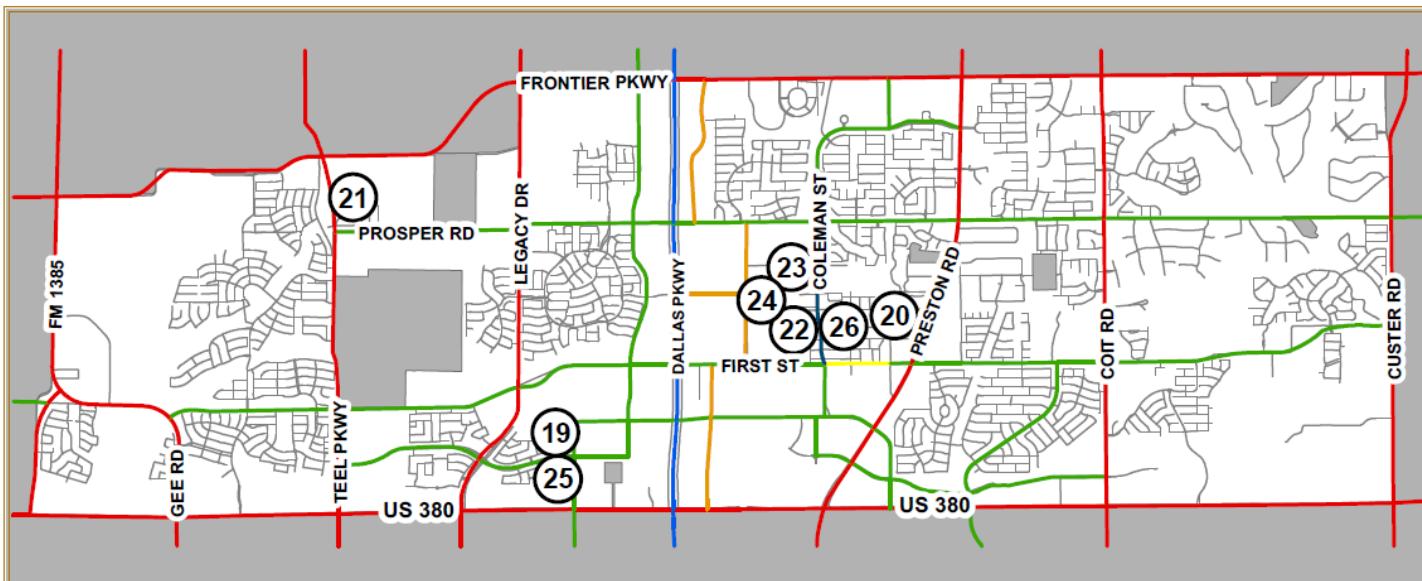
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
10	Ladera Amenity Center	4320 Valencia Drive	Amenity Center	No building permit application Site Plan expires December 21, 2023	4,703	D22-0051
11	Grace Chapel	300 Denton Way	House of Worship	No building permit application Site Plan expires January 20, 2024	16,000	D21-0111
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	Building permit under review 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	Mav Addition Block A Lot 3	NWQ of Fishtrap and Legacy	Multi-Tenant Building	Building permit under review Site Plan expires January 20, 2024	10,007	D22-0052
16	Andy's Frozen Custard	1151 East First Street	Restaurant with Drive-Through	Building permit approved 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

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# Shovel Ready—Non-Residential Project Status



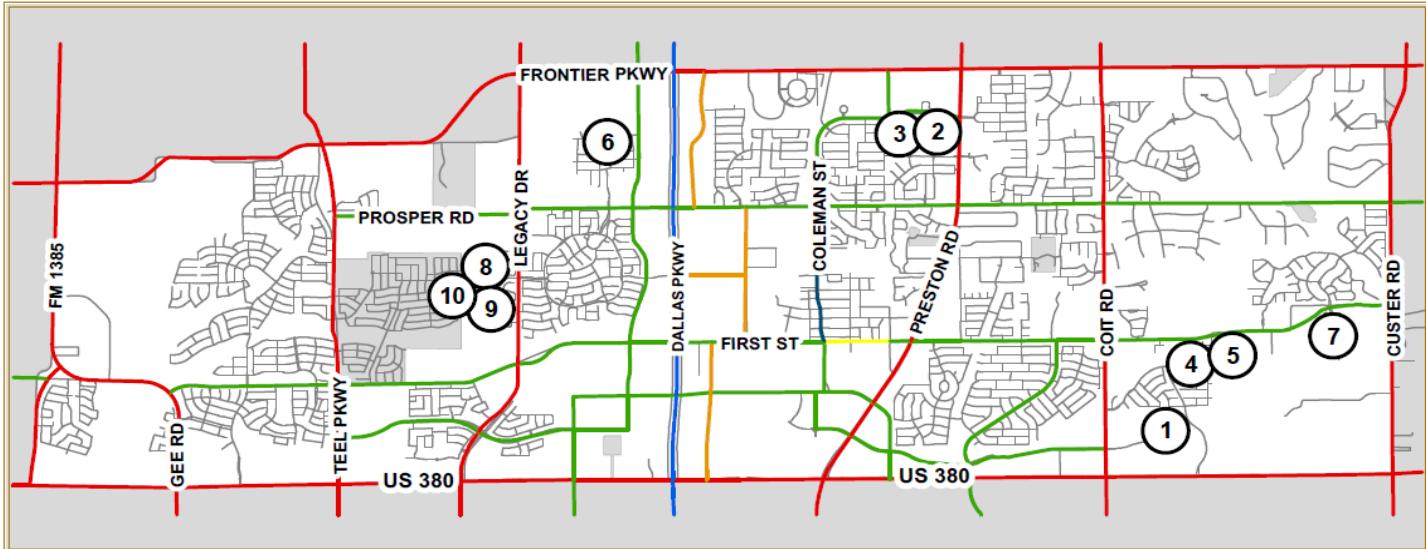
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
19	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
20	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,005	D22-0007
21	Windsong Ranch Veterinary Office	NEQ Teel Parkway & Prosper Trail	Veterinary Office	No building permit application Site Plan expires December 21, 2023	4,040	D22-0044
22	Prosper Downtown Coffee	102 East Broadway Street	Restaurant	Building permit under review Site Plan expires December 21, 2023	3,225	D22-0046
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
25	Holiday Inn	1100 Mahard Parkway	Hotel	Building permit under review Site Plan expires January 5, 2024	64,098	D22-0031
26	Prosper Counseling	102 East Third Street	Office	Building permit under review Site Plan expires January 5, 2024	798	D22-0057

Total Building Square Footage Under Construction

603,781

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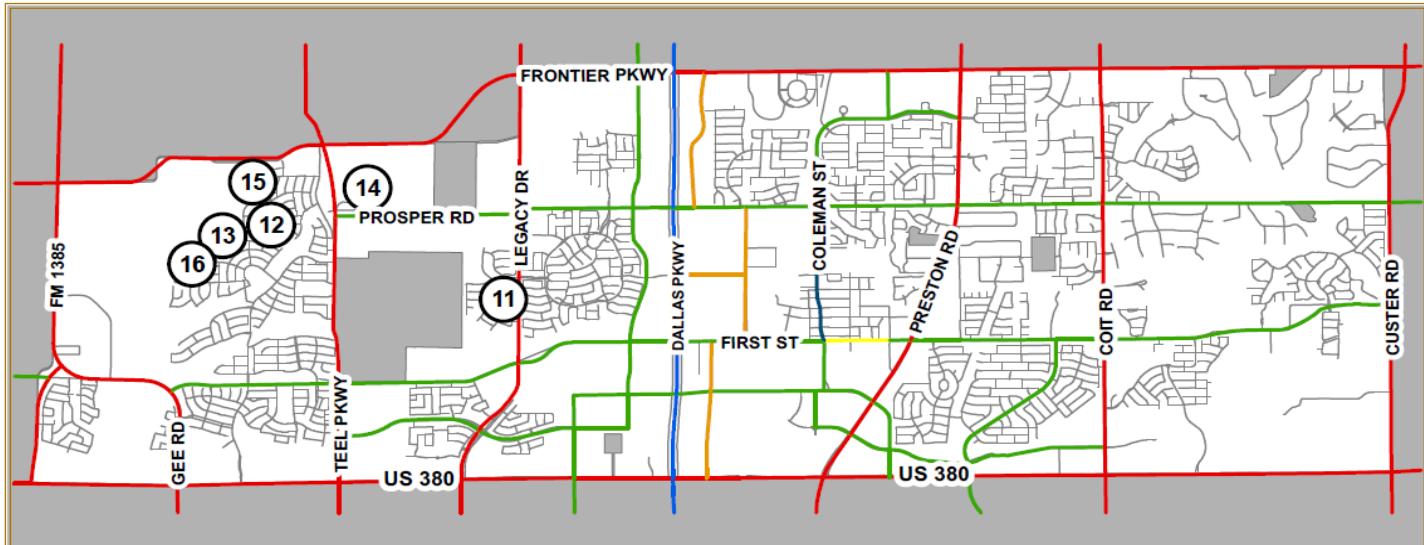
## Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	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

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

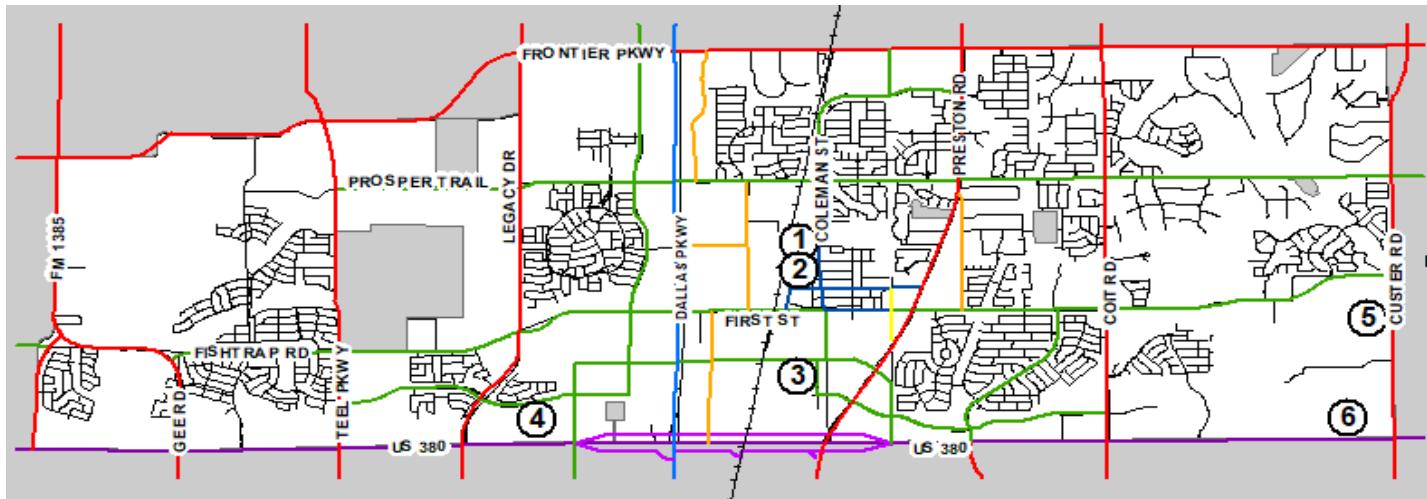


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
11	Star Trail, Phase 13	NWQ Legacy Drive/ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
12	Windsong Ranch, Phase 6E	SWQ Teel Parkway/Parvin Road	29.2±	Shovel Ready	73	D22-0019
13	Windsong Ranch, Phase 7D & 7H	SWQ Parvin Road/ Good Hope Road	54.2±	Shovel Ready	59	D21-0058
14	Windsong Ranch, Phase 9	NEQ Prosper Trail/ Teel Parkway	49.5±	Shovel Ready	92	D21-0037
15	Windsong Ranch, Phase 10	SEQ Parvin Road/ Good Hope Road	29.5±	Shovel Ready	131	D21-0035
16	Windsong Ranch, Phase 7G	NWQ Windsong Road / Fishtrap Road	145.4±	Shovel Ready	54	D22-0055
<b>Total Number of Lots Under Construction / Shovel Ready</b>						<b>1,487</b>

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

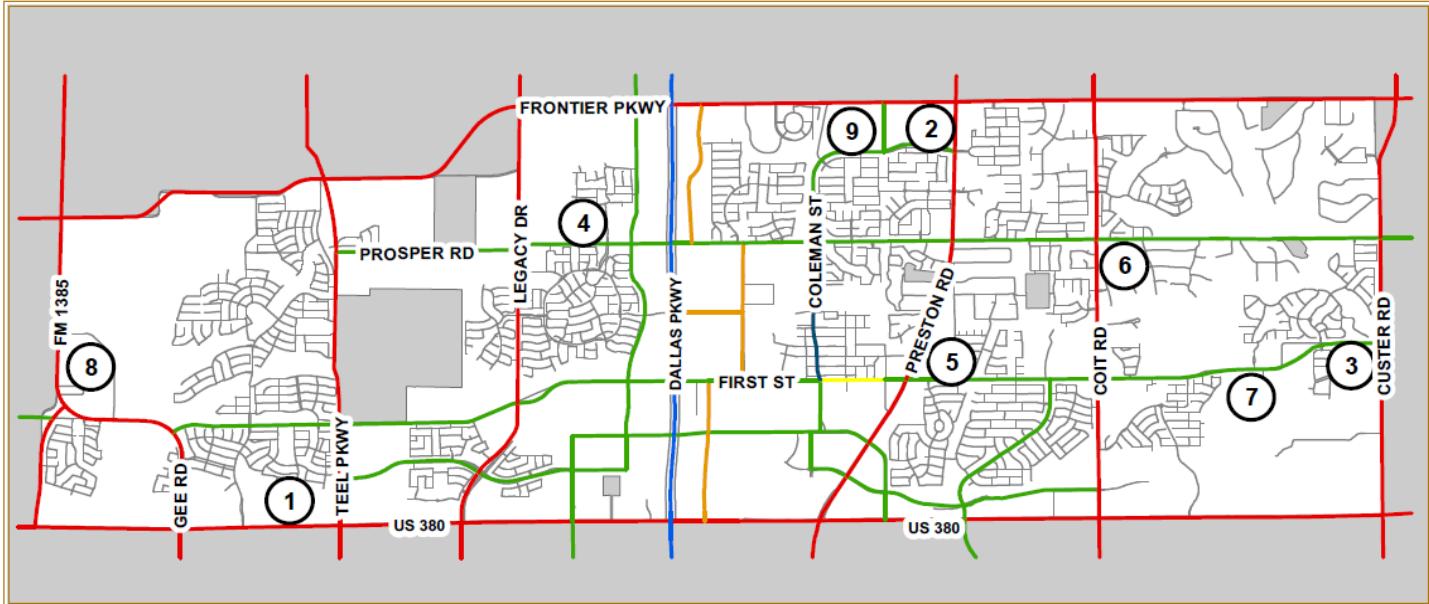
LIV Townhomes



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

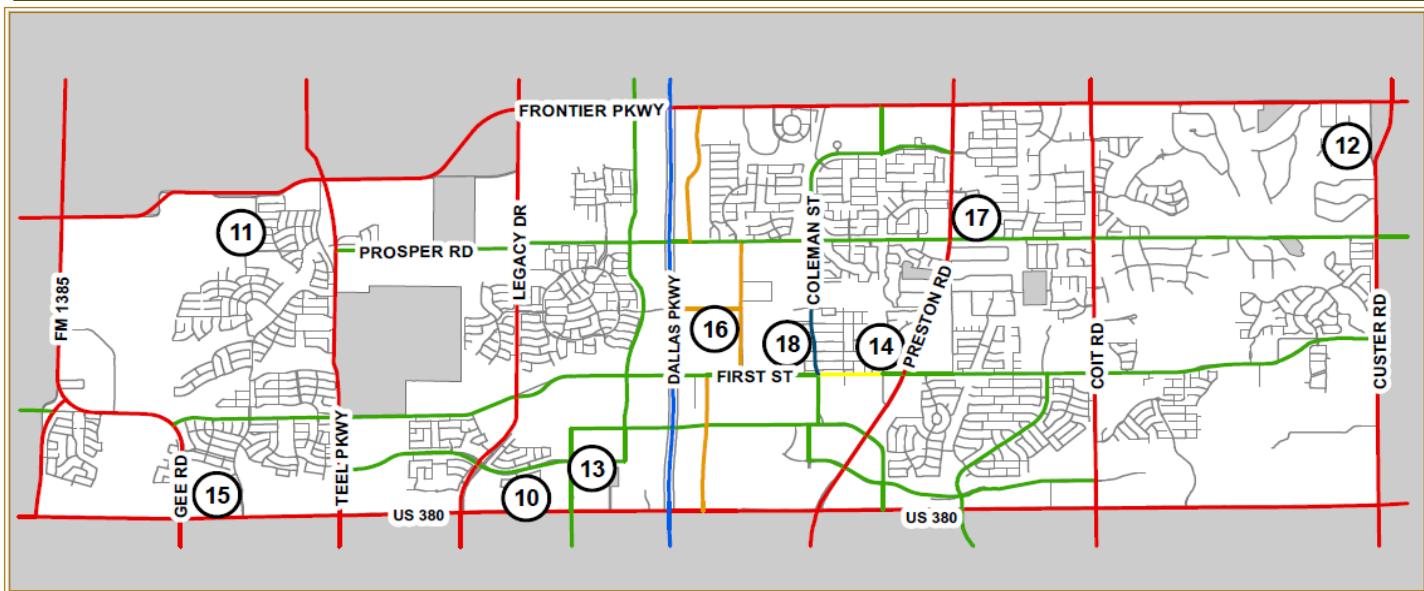
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,509,098 Square Feet  
Details for Each Project on Following Pages



	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	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
5	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
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
9	D20-0092	Prosper United Methodist Church	1801 Lanier Way	26,278	\$8,000,000

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D19-0103	Prosper Ford	2200 West University Drive	92,523	\$10,327,775
11	D21-0079	Windsong Ranch Maintenance Facility	1251 & 1221 Good Hope Road	8,000	\$1,045,964
12	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
13	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
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
17	D22-0011	Salad and Go (Shops at Prosper Trail)	1320 North Preston Road	750	\$275,306
18	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791



## 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

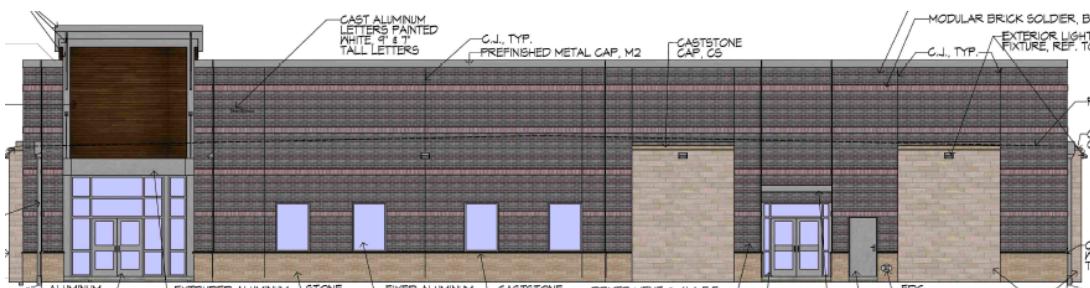
## 3. Founders Academy of Prosper (High School)

4260 East First Street

Valuation – \$5,249,056

Square Footage – 48,731

Permit Issued – April 26, 2022



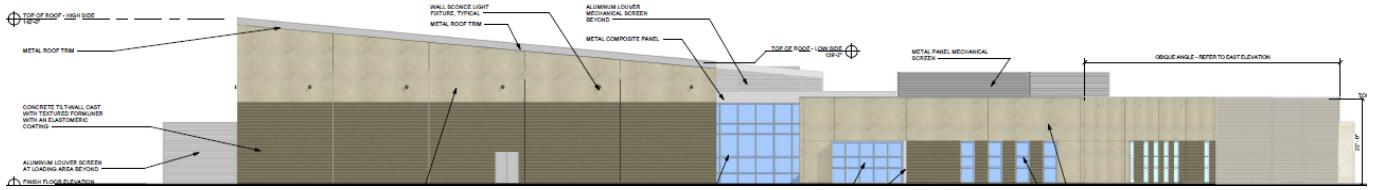
#### 4. Hope Fellowship Church Prosper

2000 West Prosper Trail

Valuation – \$9,383,029

Square Footage – 35,750

Permit Issued – July 25, 2022



#### 5. SHB Prosper

291 South Preston Road

Valuation – \$803,854

Square Footage – 57,024

Permit Issued – June 24, 2022



#### 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



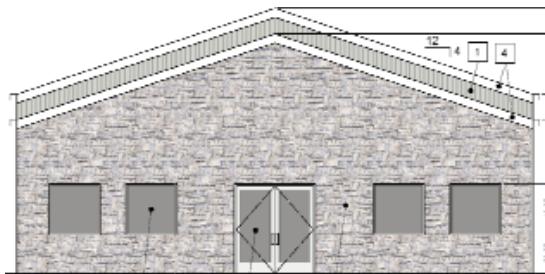
## 10. Prosper Ford

2200 West University Drive

Valuation – \$10,327,775

Square Footage – 92,523

Permit Issued – June 28, 2021



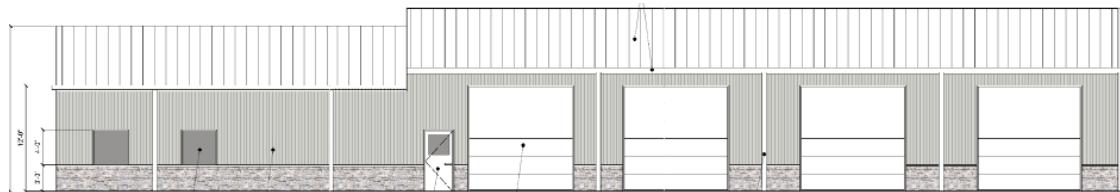
## 11. Windsong Ranch Maintenance Facility

1251 & 1221 Good Hope Road

Valuation – \$1,045,964

Square Footage – 8,000

Permit Issued – July 6, 2022



## 12. Rhea's Mill Baptist Church

5733 North Custer Road

Valuation – \$2,000,000

Square Footage – 29,268

Permit Issued – September 14, 2021



### 13. Encompass Health

1231 Mahard Parkway

Valuation – \$19,373,251

Square Footage – 49,694

Permit Issued – June 30, 2022



### 14. Windmill Hill

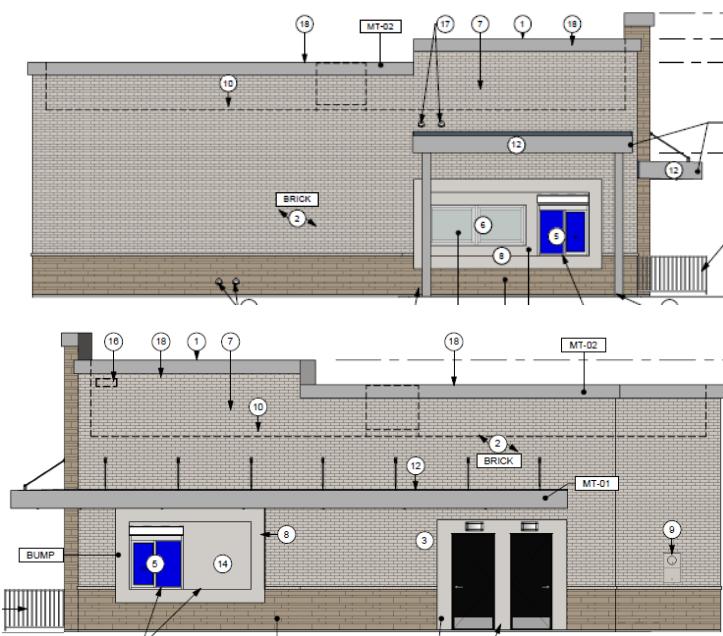
150,170,230,240,250,260 & 270

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



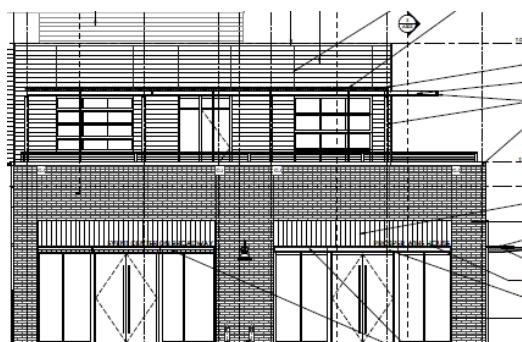
## 17. Salad and Go

1320 North Preston Road

Valuation – \$275,306

Square Footage – 750

Permit Issued – June 16, 2022



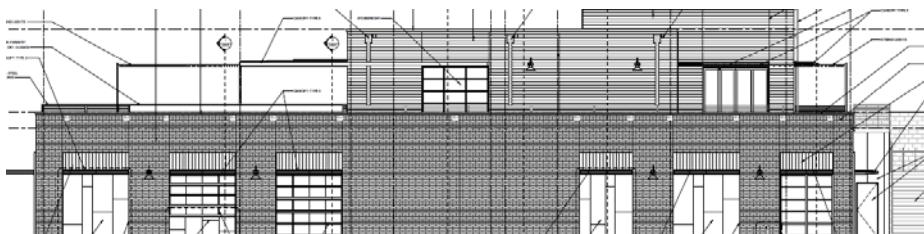
## 18. Prosper Wine House

209 West Broadway Street

Valuation – \$1,469,791

Square Footage – 12,052

Permit Issued – June 17, 2022



## Single Family Permits YTD by Subdivision

	Builders	Permits Issued July 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	52
Gentle Creek Estates	Hewitt Custom Homes	1	1
Greens at Legacy	Britton/Perry Homes	6	35
Hills at Legacy	Unionmain Homes Chesmar Homes	0	44
Lakes at Legacy	Shaddock Homes Grand Homes	9	34
Lakewood	Tradition Homes Shaddock Homes Toll Brothers	9	15
Legacy Garden	Drees Custom Homes Risland Homes	0	39
Montclair	Our Country Homes	0	2
Parks at Legacy	Britton/Perry Homes	0	1
Saddle Creek	Hartill Homes JPA Development	0	2
Star Trail	Highland Homes Britton Homes/Perry Homes MHI Homes American Legend Homes	10	135
Tanners Mill	First Texas Homes	0	6
Twin Creek	Coats Homes	1	1
Windsong Ranch	Southgate Homes Drees Custom Homes Shaddock Homes Belclaire Homes Tradition Homes American Legend Homes	44	231
<b>Totals</b>		<b>80</b>	<b>604</b>

	Builders	Permits Issued July 2022	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	7	38
<b>Totals</b>		<b>7</b>	<b>38</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, July 2022

	July 2021	YTD 2021	July 2022	YTD 2022
Code Compliance Inspections	246	1,442	196	1,293
Citations Issued	6	18	0	35
Health Inspections	56	370	25	259

## Health Inspection Results, July 2022

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Exxon Tiger Mart No. 45	Convenience Store	1099 North Preston Road	99	Pass
Murphy Express No. 8869	Convenience Store	791 South Preston Road	N/A	Follow-Up
7-Eleven	Convenience Store	390 South Preston Road	94	Pass
Murphy Express	Convenience Store	2331 East University Drive	94	Pass
Kindercare of Prosper	Daycare	1230 South Coit Road	99	Pass
Wild Fork Foods	Grocery Store	2351 East University Drive	99	Pass
Windsong Ranch Lagoon	HOA Pool	4000 Peppergrass Lane	N/A	Pass
Dickey's BBQ	Restaurant	4325 East University Drive, Suite 40	C/O	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Nothing Bundt Cakes	Restaurant	2381 East University Drive, Suite 90	95	Pass
Legacy Bagels	Restaurant	2381 East University Drive, Suite 10	91	Pass
Maharaja Indian Cuisine and Bar	Restaurant	2361 East University Drive, Suite 90	C/O	N/A
Subway Tigermart No 45	Restaurant	1099 North Preston Road	91	Pass
Dunkin Donuts	Restaurant	1921 Preston Road, Suite 10	80	Pass
Tiff's Treats	Restaurant	1070 South Preston Road, Suite 10	N/A	Follow-Up
Tiff's Treats	Restaurant	1070 South Preston Road, Suite 10	N/A	Follow-Up No 2
Honeylu's Coffee	Restaurant	1170 North Preston Road, Suite 130	86	Pass
Peachwave Frozen Yogurt	Restaurant	1170 North Preston Road, Suite 150	82	Pass
Donutman	Restaurant	861 North Coleman Street, Suite 160	94	Pass

## Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Windsong Ranch Café	Restaurant	1001 South Windsong Parkway	79	Pass
Windsong Ranch Café	Restaurant	1001 South Windsong Parkway	N/A	Follow-Up
Joyce Hall Elementary	School	1001 Star Meadow Drive	C/O	Pass
Hometown Dippin Dots	Temporary	250 West First Street	N/A	Pass
Sweetie's Cheesecakes Book	Temporary	1001 South Windsong Parkway	N/A	Pass
Neighbors Nourishing Neighbors	Food Pantry	474 North Hays Road, Suite E-1	TCO	Follow-up
Neighbors Nourishing Neighbors	Food Pantry	474 North Hays Road, Suite E-1	TCO	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.