



Development Services Monthly Report

Development Activity
December 2025

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance for the month of December 2025

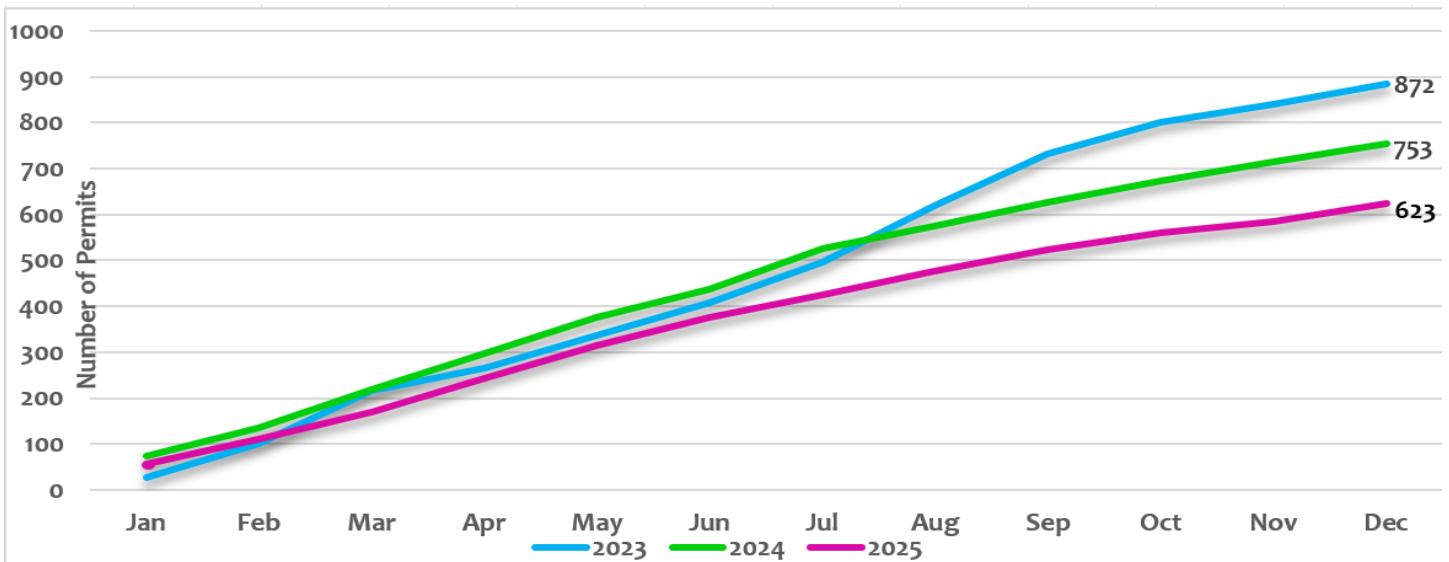
Single Family & Townhome Permits Issued – 38

Single Family & Townhome Permits Finaled – 50

Single Family & Commercial Inspections – 1,730

Certificates of Occupancy Issued – 7

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

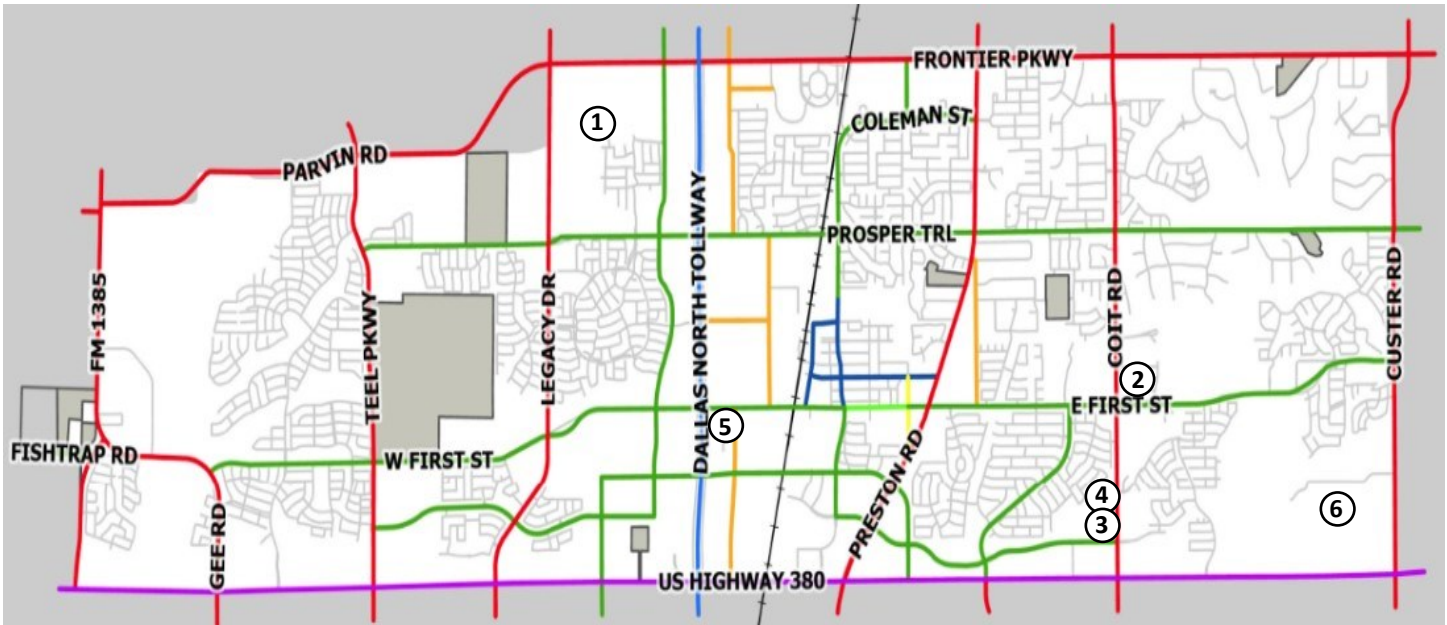


Single Family Residential Permits Issued by Quarter

	December	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2023	31	215	193	325	139	872
2024	38	219	219	189	126	753
2025	38	170	207	146	100	623

PLANNING

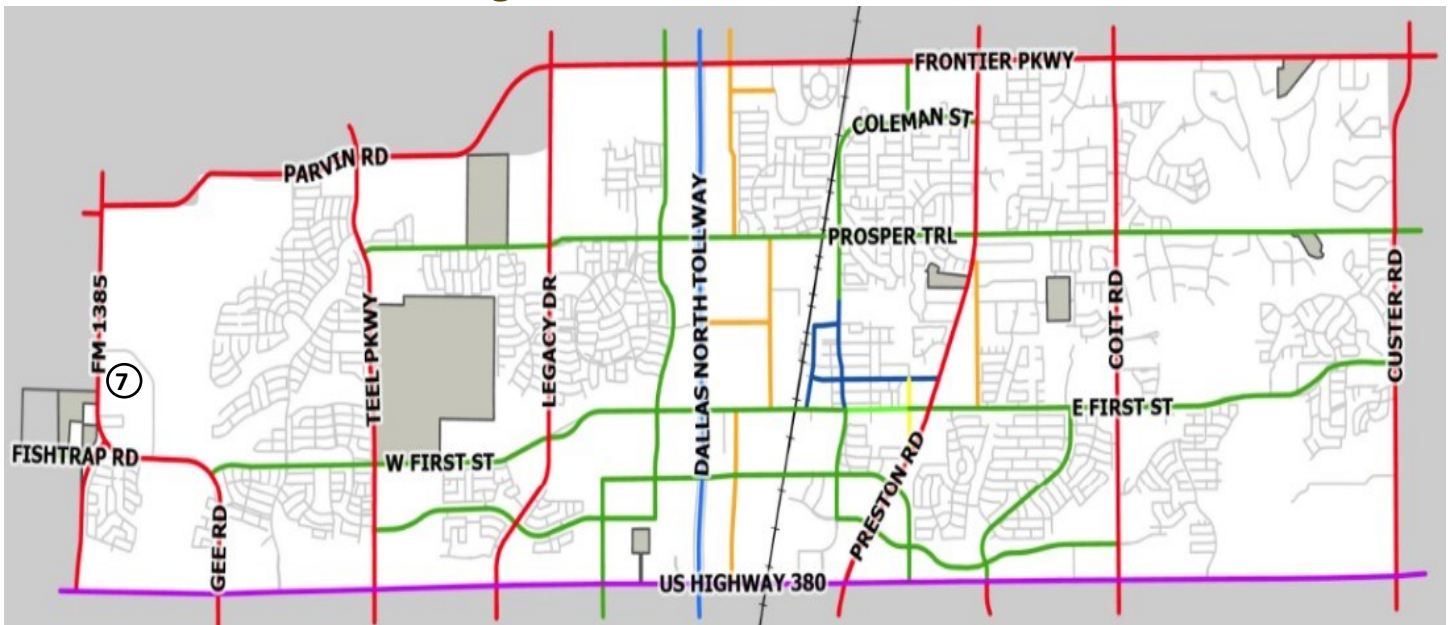
December 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	DEVAPP-25-0145	Creekside Amenity Center	A Site Plan for an Amenity Center on Creekside, Block A, Lot 58X, on 1.5± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway, zoned Planned Development-129.
2	DEVAPP-25-0151	Creekside Amenity Center	A Façade Plan for a Shade Structure on Creekside, Block A, Lot 58X, on 1.5± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway, zoned Planned Development-129.
3	DEVAPP-25-0149	Whispering Gables Addition	A Site Plan for Additional Parking on Whispering Gables Addition, Block A, Lot 1R-1, on 3.6± acres, located on the northwest corner of Coit Road and Richland Boulevard, zoned Office.
4	DEVAPP-25-0150	Whispering Gables Addition	An Amending Plat of Whispering Gables Addition, Block A, Lot 1R-1, on 3.6± acres, located on the northwest corner of Coit Road and Richland Boulevard, zoned Office.
5	DEVAPP-25-0152	490 Business Park	A Site Plan for Site Improvements to Existing Industrial Buildings and Right-Of-Way Dedication on Collin County School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,090± feet south of First Street, zoned Agricultural.
6	DEVAPP-25-0153	Custer Storage Tank	A Site Plan for a Ground Storage Tank on Jeremiah Horn Survey, Abstract 411, Tract 26, on 12.2± acres, located on the west side of Custer Road and 1,170± feet north of University Drive, zoned Planned Development-25.

PLANNING

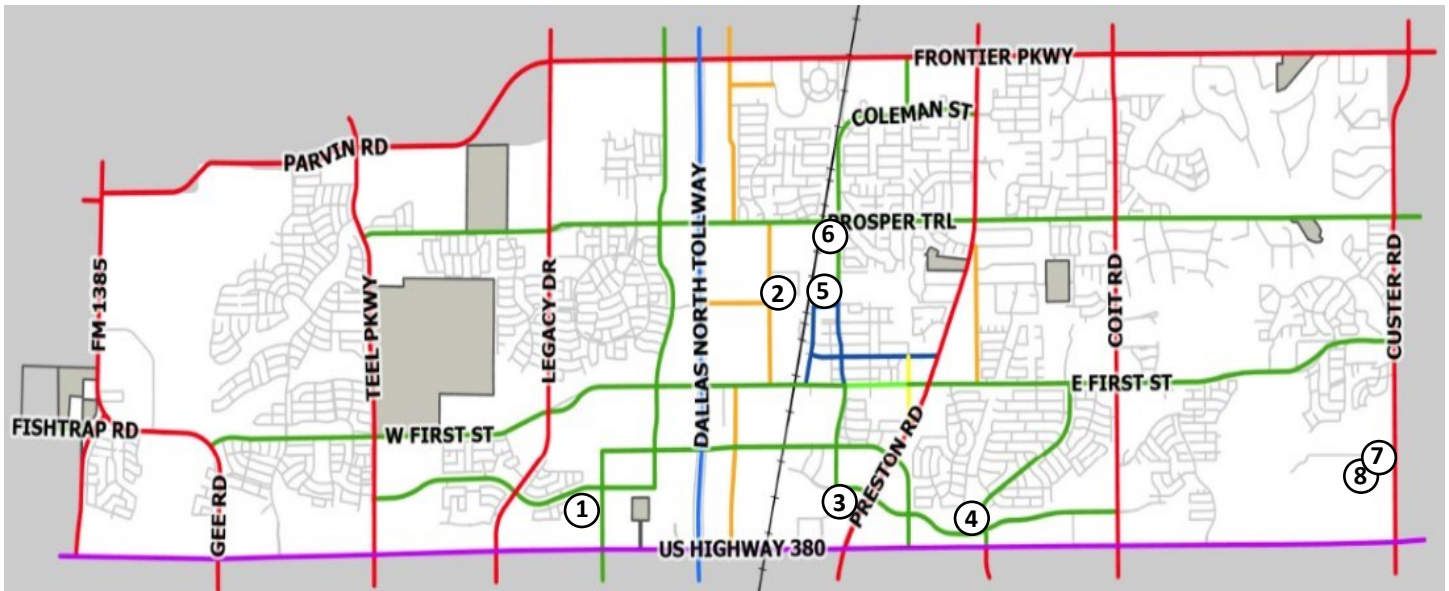
December 2025 Zoning and Development Applications



	Case Number	Project Title	Project Description
7	ZONE-25-0015	West Prosper Business Park	A request for a Planned Development for an Office and Office/Warehouse on John Morton Survey, Abstract 793, Tracts 4A, 11, and 11B, on 31.4 acres, located on the east side of FM 1385 and 680 feet south off Denton Way, zoned Agricultural.

	December 2024	December 2025	YTD 2024	YTD 2025
Submittals	8	7	166	128

Shovel Ready—Non-Residential Project Status

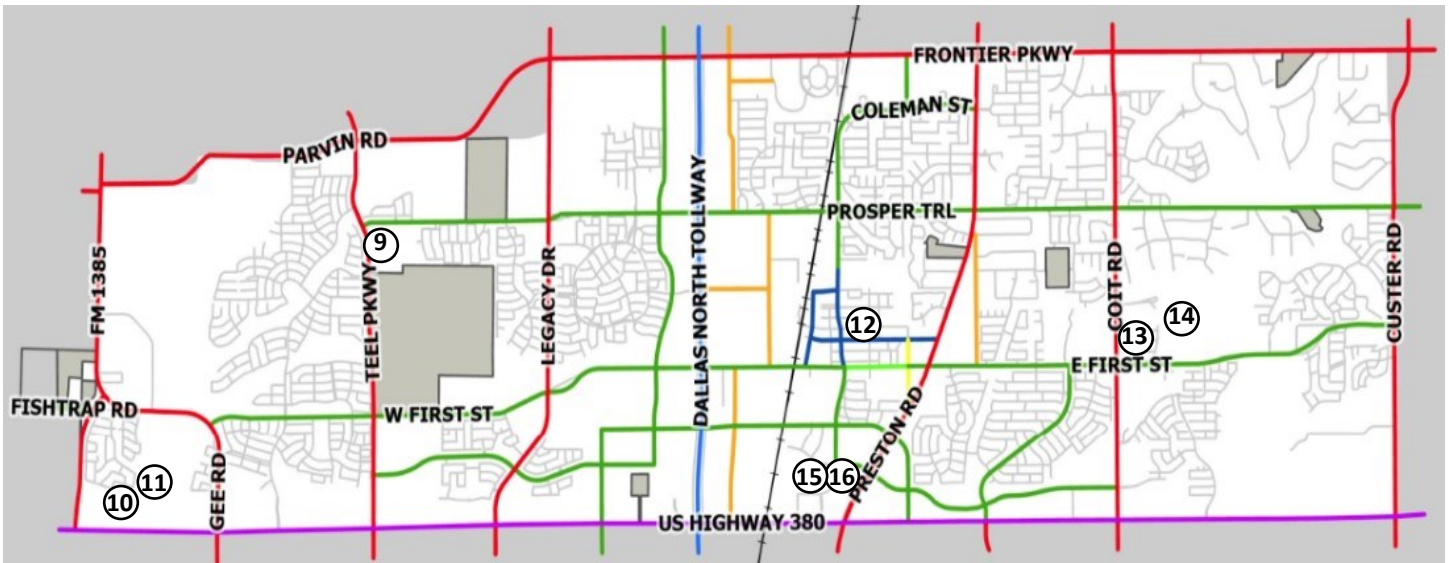


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Marriott Hotel	1050 Mahard Parkway	Limited-Service Hotel	No Building Permit Application Site Plan expires April 15, 2026	55,200	DEVAPP-24-0045
2	Prosper Business Park	620 Safety Way	Office/ Warehouse	No Building Permit Application Site Plan expires May 5, 2026	20,039	DEVAPP-23-0138
3	J. Alexander's	1240 South Preston Road	Restaurant	Building Permit Reviewed Site Plan expires May 19, 2026	9,401	DEVAPP-24-0111
4	Prosper Market	1250 La Cima Boulevard	Grocery/Retail Store	Building Permit Under Review Site Plan expires September 18, 2026	29,513	DEVAPP-24-0027
5	Eagles Crossing	831 North Coleman Street	Office/ Warehouse	Building Permit Expired Site Plan expires October 1, 2026	29,946	DEVAPP-24-0099
6	Eagles Crossing	851 North Coleman Street	Office/ Warehouse	Building Permit Under Review Site Plan expires October 1, 2026	43,583	DEVAPP-24-0099
7	SCI Funeral Home	2901 North Custer Boulevard	Funeral Home	Building Permit Expired Site Plan expires October 15, 2026	7,881	DEVAPP-24-0016
8	SCI Funeral Home	2891 North Custer Boulevard	Maintenance Building	No Building Permit Application Site Plan expires October 15, 2026	2,000	DEVAPP-24-0016

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

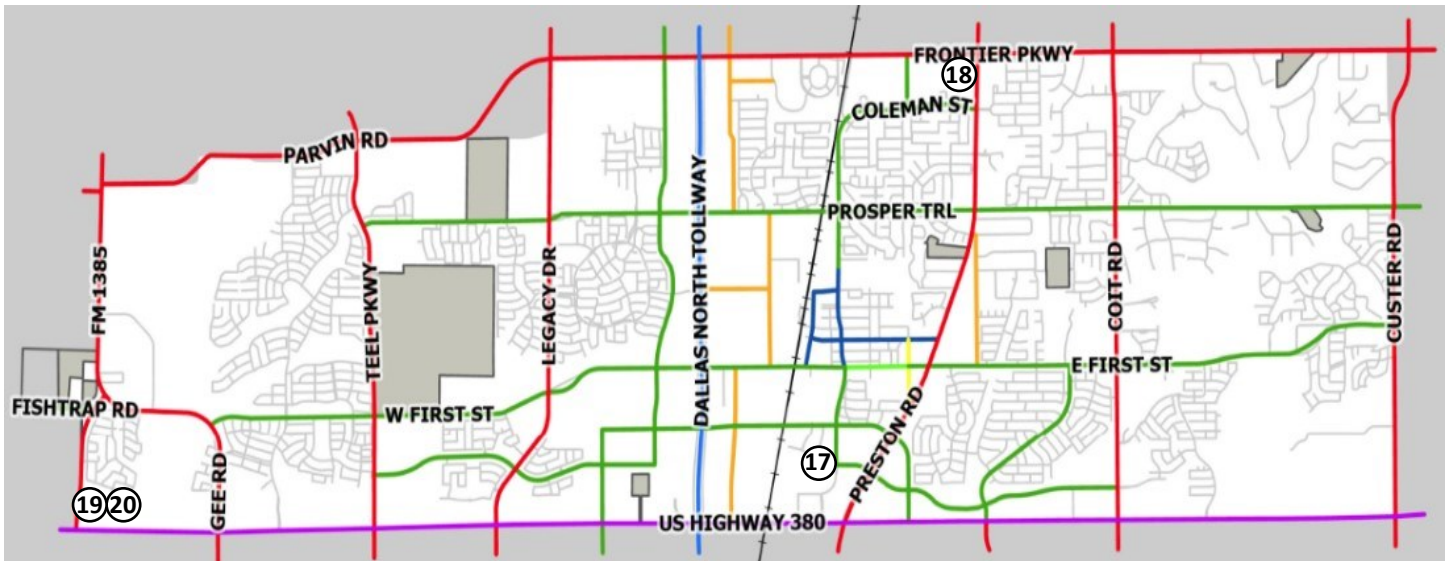


	Name	Location/Address	Use	Status	Building Square Footage	Case #
9	Park Place Phase 2 Amenity Area	3529 Petunia Way	Amenity Area	Building Permit Under Review Site Plan expires October 15, 2026	1,000	DEVAPP-25-0010
10	Westside 18R	1000 FM 1385	Restaurant/Retail	No Building Permit Application Site Plan expires December 17, 2026	10,125	DEVAPP-24-0135
11	Westside 18R	1050 FM 1385	Restaurant/Retail	Building Permit Reviewed Site Plan expires December 17, 2026	12,950	DEVAPP-24-0135
12	Parvin Park	401 East Broadway Street	Park	No Building Permit Application Site Plan expires April 7, 2027	108,095	DEVAPP-25-0062
13	Mustang Crossing Phase 1	2451 East First Street	Retail	No Building Permit Application Site Plan expires April 21, 2027	10,934	DEVAPP-24-0152
14	Mustang Crossing Phase 1	2551 East First Street	Restaurant/Retail	No Building Permit Application Site Plan expires April 21, 2027	14,329	DEVAPP-24-0152
15	Gates of Prosper Phase 3B	1301 Marketplace Drive Building 1	Restaurant	Building Permit Under Review Site Plan expires April 21, 2027	11,534	DEVAPP-25-0033
16	Gates of Prosper Phase 3B	1301 Marketplace Drive Building 2	Restaurant	No Building Permit Application Site Plan expires April 21, 2027	9,900	DEVAPP-25-0033

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Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
17	Gates of Prosper Phase 3B	1301 Marketplace Drive Building 3	Restaurant	Building Permit Under Review Site Plan expires April 21, 2027	17,082	DEVAPP-25-0033
18	Life Time Fitness	365 West Frontier Parkway	Health Studio	Building Permit Under Review Site Plan expires May 4, 2027	100,164	DEVAPP-25-0080
19	Westside Addition Lots 4	5820 West University Drive	Retail	No Building Permit Application Site Plan expires June 16, 2027	8,208	DEVAPP-24-0177
20	Westside Addition Lots 5	5770 West University Drive	Drive-Through Restaurant	No Building Permit Application Site Plan expires June 16, 2027	4,800	DEVAPP-24-0177

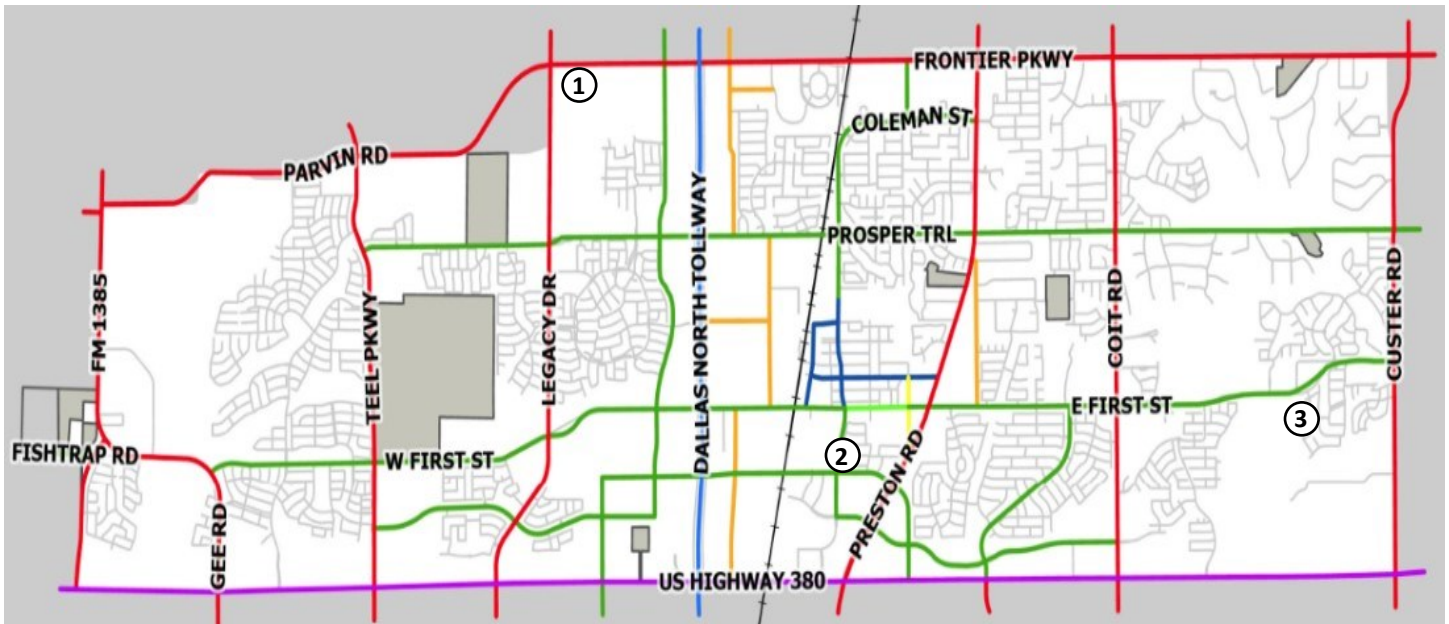
Total Building Square Footage Under Construction

506,684

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

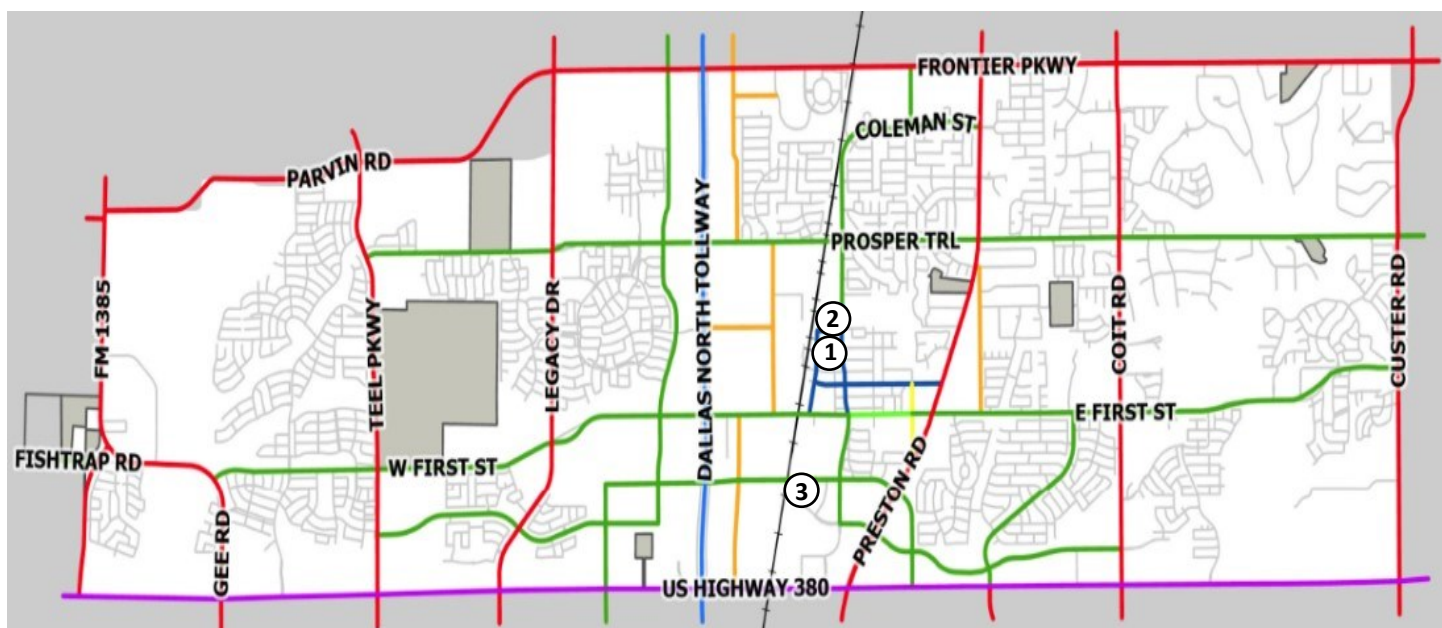


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Legacy Gardens Phase 3	W Frontier Parkway/ N Legacy Drive	79.0±	Shovel Ready	130	DEVAPP-24-0167
2	Starview, Phase 2	NEC Coleman Street/ Lovers Lane	38.4±	Under Construction	126	D22-0006
3	Wandering Creek Phase 2	SEC Wildcat Way/ First Street	20.1±	Under Construction	40	DEVAPP-24-0132
Total Number of Lots Under Construction / Shovel Ready					296	

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

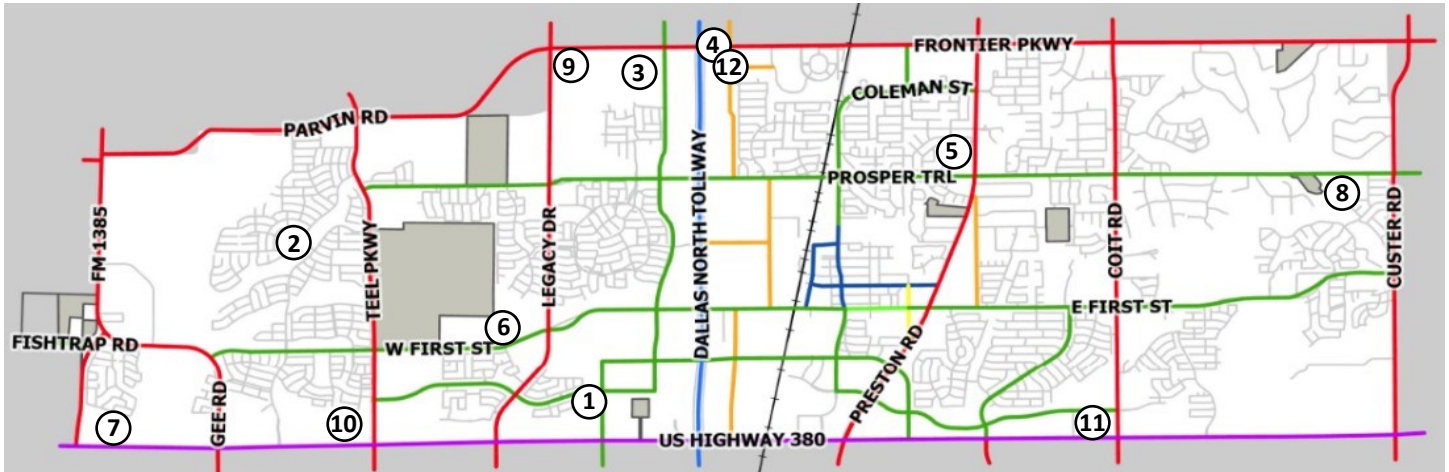


	Subdivision	Locations	Acres	Status	Number of Units	Case #
1	LIV Multifamily	400 West Fifth Street	8.9±	Building permit has been issued	300	D21-0052
2	LIV Townhome-Style Multifamily	400 West Fifth Street	5.3±	Building permit has been issued	30	D21-0072
3	Gates of Prosper Multifamily, Phase 2	890 Bravo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

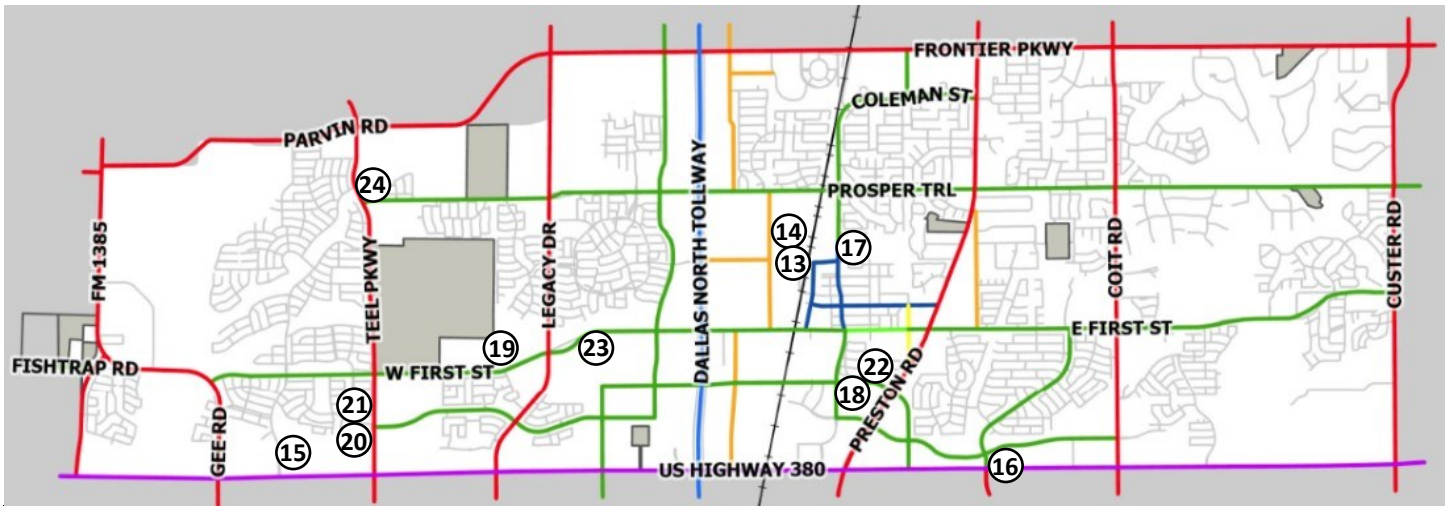
Current Non-Residential Construction Activity—Total of 1,938,173 Square Feet
Details for Each Project on Following Pages



	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-24-0032	PISD Elementary School No. 19	1760 Bancroft Drive	96,113	\$22,289,008.37
4	COM-24-0028	HEB Fuel Station	2125 West Frontier Parkway	1,119	\$173,521.09
5	COM-24-0016	Heartland Dental	1321 North Preston Road	4,908	\$645,257.90
6	COM-24-0065	Rock Creek Church	2860 West First Street	41,075	\$11,398,312.50
7	COM-24-0033	Westside Grocery	5530 West University Drive	22,490	\$3,487,479.32
8	TOWN-24-0024	Fire Station No. 4	3980 East Prosper Trail	12,212	N/A
9	COM-24-0127	Prosper ISD Middle School #7	1550 North Legacy Drive	217,336	\$58,572,052.00
10	COM-24-0090	Teel Plaza 1	3740 West University Drive	24,137	\$4,520,863.07
11	COM-24-0148	Medical Office/Retail	1200 South Coit Road	11,735	\$1,167,771.80
12	COM-24-0038	Chase Bank	2050 North Dallas Parkway	3,443	\$698,378.12

BUILDING INSPECTIONS

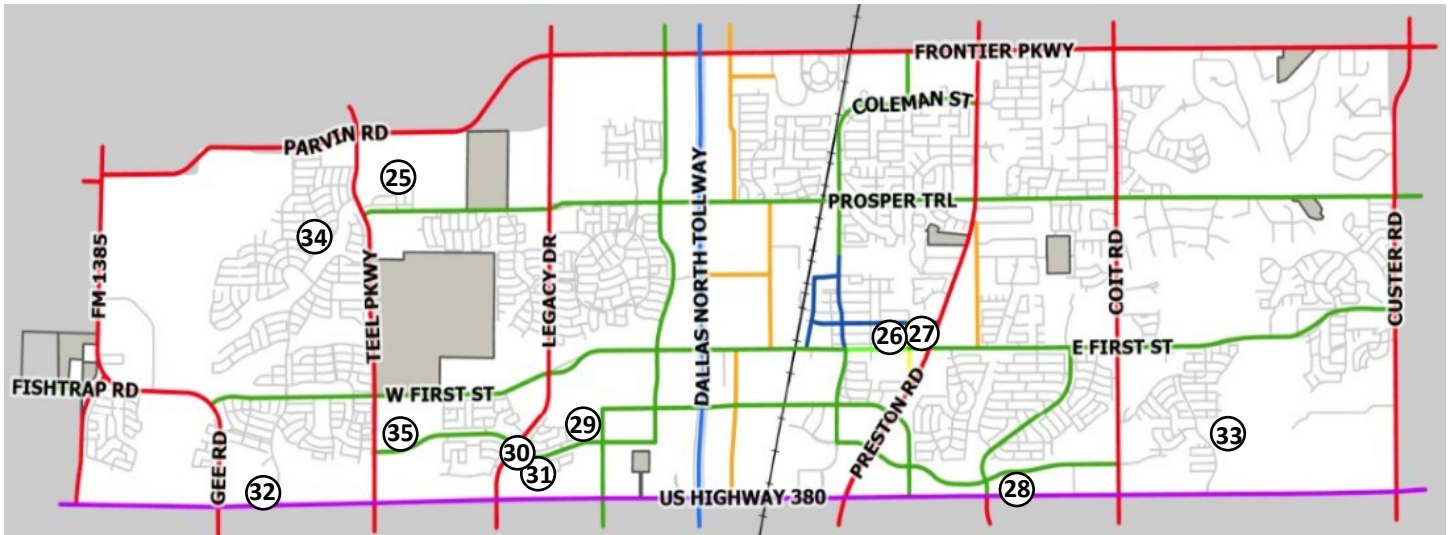
Current Non-Residential Construction Activity—Total of 1,938,173 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
13	COM-25-0002	Prosper Business Park	770 Safety Way	22,466	\$3,371,073.37
14	COM-25-0003	Prosper Business Park	690 Safety Way	28,092	\$3,584,820.12
15	COM-24-0153	Craker Barrel	3830 West University Drive	9,269	\$1,804,766.99
16	COM-25-0005	Club Carwash	1481 East University Drive	4,997	\$1,013,591.48
17	COMR-25-0015	Reynolds MS Phase 2 Renovation	700 North Coleman Street	31,592	\$14,267,628.00
18	COM-23-0132	Home 2 Suites Inn	841 South Coleman Street	68,911	\$12,428,098.85
19	COM-24-0092	One United Volleyball	2780 West First Street	763,645	\$16,764,547.80
20	COM-24-0098	Teel Lot 7 Retail	3810 West University Drive	12,750	\$1,944,375.00
21	COM-24-0097	Teel Lot 7 Retail	3820 West University Drive	12,750	\$1,944,375.00
22	COM-25-0020	Rucker Elementary School Addition	402 South Craig Road	126,734	\$34,154,813.00
23	COM-24-0064	Children's Hunger Fund	2161 West First Street	80,039	\$11,275,410.95
24	COM-24-0132	Teel Parkway Retail (Bldg. A)	1230 North Teel Parkway	12,062	\$2,072,492.84

BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,938,173 Square Feet
Details for Each Project on Following Pages



	Permit Number	Project Title	Project Address	Sq Footage	Value
25	COM-24-0133	Teel Parkway Retail (Bldg. B)	1260 North Teel Parkway	13,909	\$2,389,844.38
26	COM-25-0021	Gates of Prosper (Bldg. 1)	500 South Preston Road	5,400	\$927,828.00
27	COM-25-0022	Gates of Prosper (Bldg. 2)	480 South Preston Road	11,200	\$1,924,384.00
28	CO-25-0098	Ground Control	1191 La Cima Road	40,738	\$9,368,925.24
29	COM-25-0069	Prosper Office Condo	2120 Prairie Drive	4,860	\$1,005,825.60
30	COM-25-0056	Legacy Prosper	1091 South Legacy Drive	12,500	\$2,483,250.00
31	COM-25-0057	Legacy Prosper	1121 South Legacy Drive	12,500	\$2,483,250.00
32	COM-25-0057	Chick-fil-a (Windsong)	4420 West University	4,988	\$500,000.00
33	COM-25-0086	Prosper ISD Admin Office	1061 Lakewood Drive	129,858	\$34,511,062.08
34	COM-25-0102	Windsong Amenity Center No. 4	950 Verdin Street	19,865	\$3,593,777.15
35	COM-25-0090	Chick-fil-a	1920 North Dallas Pkwy	5,489	\$1,090,444.74

Single Family Permits YTD by Subdivision

Subdivisions	Builders	Permits Issued YTD 2025
Amberwood Farms	SevenHaus Custom Homes	2
Brookhollow	Landon Homes Tradition Homes	61
Bryant	Aaron Wallrath Custom Builder	1
Cambridge	First Texas Tradition Homes	39
Ladera	Integrity Retirement Group	37
Lakes of Legacy	Shaddock Grand Homes	7
Lakewood	Shaddock Homes	1
Legacy Gardens	Riseland	34
Malabar Hills	Sumeer Homes Inc.	1
Montclair	Our Country Homes Ultimate Builders Corp	2
Park Place	Partners in Building Grand Homes	37
Prosper Ridge	Southgate Homes	5
Star Trail	American Legend Highland Homes Perry Homes	147
Starview	Highland Homes Tradition Homes	53
Wandering Creek	Toll Brothers	49
Windsong	Bloomfield Homes Drees Normandy Partners in Building Shaddock Southgate Traditional Homes	151
Total	Houses	627

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, December

	December 2024	YTD 2024	December 2025	YTD 2025
Code Compliance Inspections	234	2538	173	2714
Citations Issued	28	83	4	53
Health Inspections	80	563	19	509
Bandit Signs Collected			121	452

Health Inspection Results, December 2025

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Black Hawk Brewery	Restaurant	390 W Broadway St	Complaint Inspection	N/A
Black Hawk Brewery	Restaurant	390 W Broadway St	92	Pass
Flame Broiler	Restaurant	4580 W University Dr Ste 30	89	Pass
Handel's Homemade Ice Cream	Restaurant	201 W Frontier Pkwy Ste 50	99	Pass
McDonald's	Restaurant	2105 W Frontier Pkwy	100	Pass
Smashburger	Restaurant	1111 S Preston Rd Ste 30	Complaint Inspection	N/A
Smashburger	Restaurant	1111 S Preston Rd Ste 30	100	Pass
Hareli Fresh Market	Grocery Store	5530 W University Dr	Preliminary Inspection	Pass
Jimmy Dogs Mobile Kitchen LLC	Temporary Event	250 W First St	N/A	Pass
Dirty Twisted Soda Co	Temporary Event	250 W First St	N/A	Pass
Chubbs Tacos	Temporary Event	711 Industry Way Ste 35	N/A	Pass
2Bites LLC	Temporary Event	250 W First St	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
The Pink Company #2	Temporary Event	250 W First St	N/A	Pass
Dean's Smokin BBQ	Temporary Event	250 W First St	N/A	Pass
Heavenly Eatery	Temporary Event	250 W First St	N/A	Pass
Hook & Ladder	Temporary Event	1001 Windsong Pkwy	N/A	Pass
Meat Juice BBQ	Temporary Event	1001 Windsong Pkwy	N/A	Pass
The Pink Company #2	Temporary Event	1001 Windsong Pkwy	N/A	Pass