

Development Services Monthly Report

Development Activity
November 2022

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance

for the month of November 2022

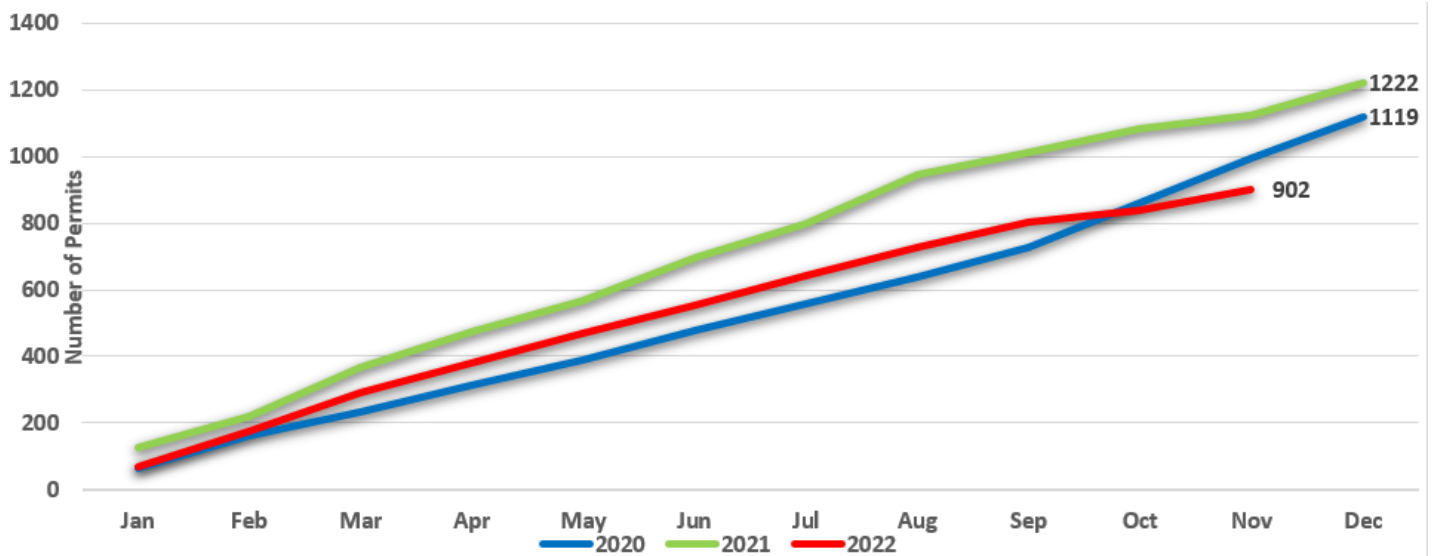
Single Family & Townhome Permits Issued – 65

Single Family & Townhome Permits Finaled – 99

Single Family & Commercial Inspections – 3,287

Certificates of Occupancy Issued – 6

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

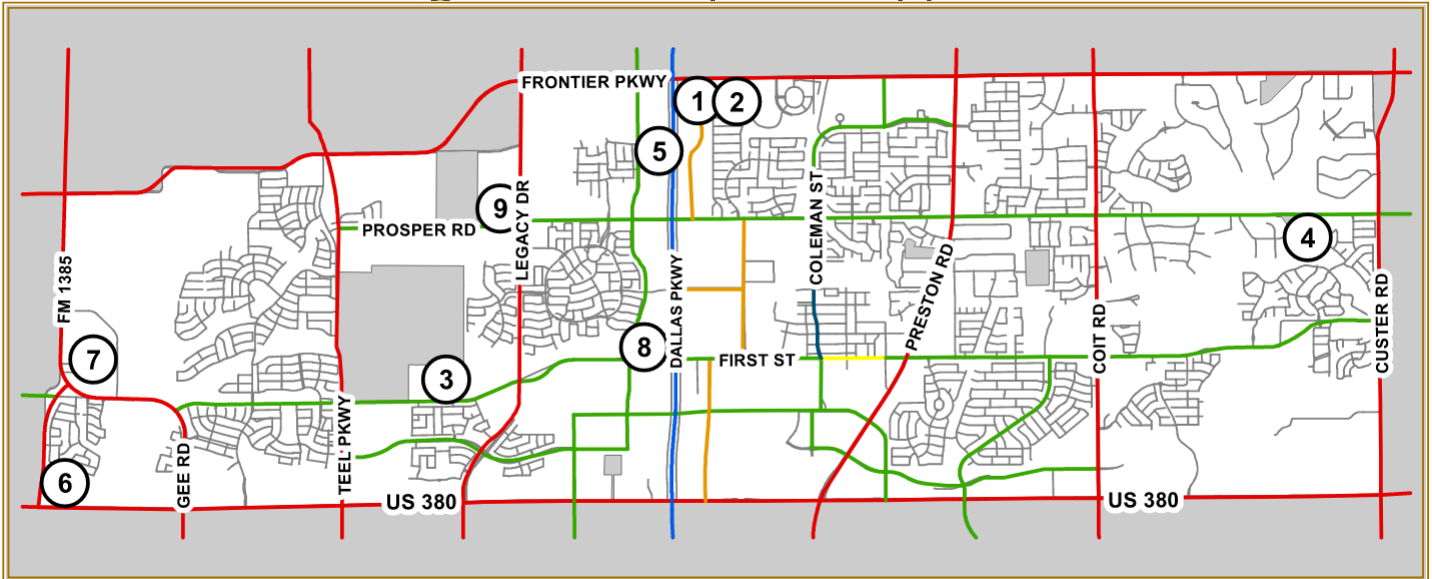


Single Family Residential Permits Issued by Quarter

	November	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2020	133	232	241	255	391	1,119
2021	72	369	328	314	211	1,222
2022	65	289	266	246	—	902

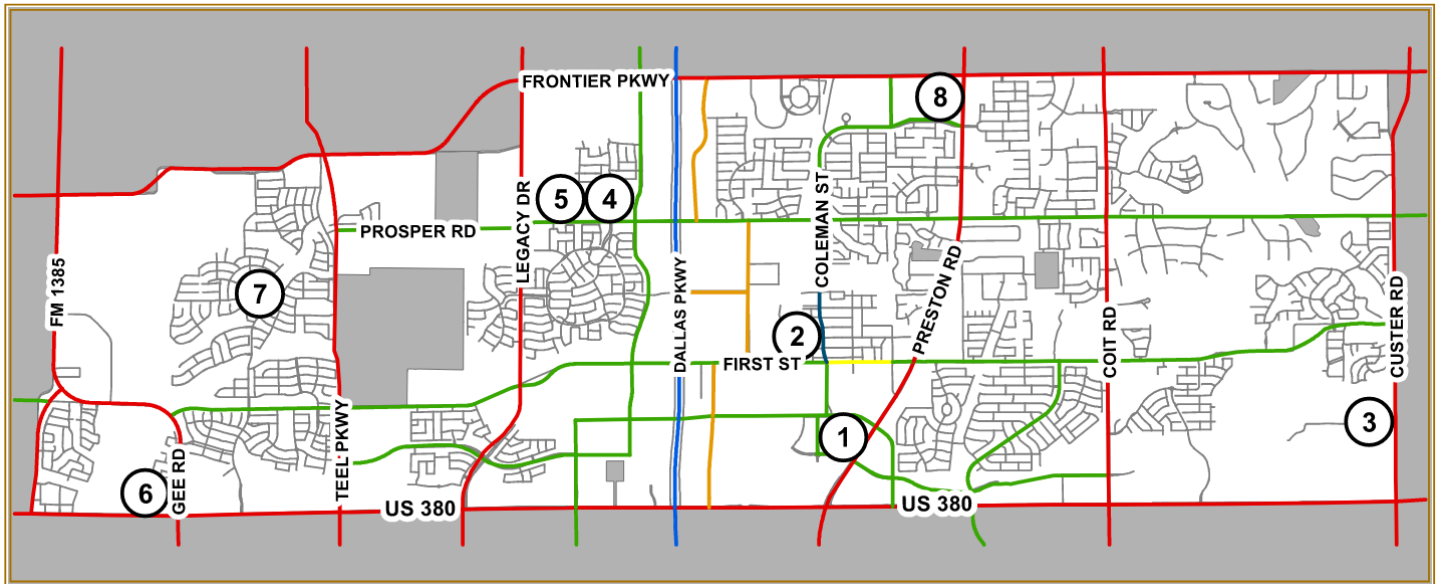
PLANNING

October 2022 Zoning and Development Applications



	Case Number	Project Title	Project Description		
1	D22-0098	Big Box DNT & Frontier	A Preliminary Site Plan for a Big Box and Restaurants, on Lots 1-6, on 26.3± acres, located south of Frontier Parkway and east of Dallas Parkway.		
2	D22-0099	Big Box DNT & Frontier	A Conveyance Plat for a Big Box and Restaurants, on Lot 4, on 2.4± acres, located south of Frontier Parkway and east of Dallas Parkway.		
3	D22-0100	Rock Creek Church	A Site Plan for a House of Worship, on Lots 1 and 2, on 14.9± acres, located north of First Street and east of Teel Parkway.		
4	D22-0101	Prosper Fire Station #4	A Site Plan for a Fire Station, on Tracts 55 and 56, Larkin McCarthy Survey, Abstract 600, on 1.5± acres, located south of Prosper Trail and west of Custer Road.		
5	Z22-0019	Pradera Prosper	A Planned Development for a Mixed Use Development, on Tract 47, Collin County School Land #12 Survey, Abstract 147, on 34.7± acres, located south of Frontier Parkway and west of Dallas Parkway.		
6	Z22-0020	West Side Amendment PD-94	A Planned Development Amendment for a Mixed Use Development, on 63.7± acres, located north of University Drive and east of FM 1385.		
7	Z22-0021	West Prosper Village Amendment PD-51	A Planned Development Amendment for a Mixed Use Development, on 6 Lots, on 39.4± acres, located north of First Street and east of FM 1385.		
8	Z22-0022	Toll House PD	A Planned Development for Multifamily Use, on Tracts 8 and 10, Collin County School Land Survey #12, Abstract 147, on 14.2± acres, located north of First Street and west of Dallas Parkway.		
9	S22-0011	Wireless Communications and Support Structure Tower	A Specific Use Permit for a Wireless Communications and Support Structure, on Tract 7, J.H. Durrett Survey, Abstract 350, on .1± acres, located north of Prosper Road and west of Legacy Drive.		
		November 2021	November 2022	YTD 2021	YTD 2022
Submittals		11	9	154	139

Shovel Ready—Non-Residential Project Status

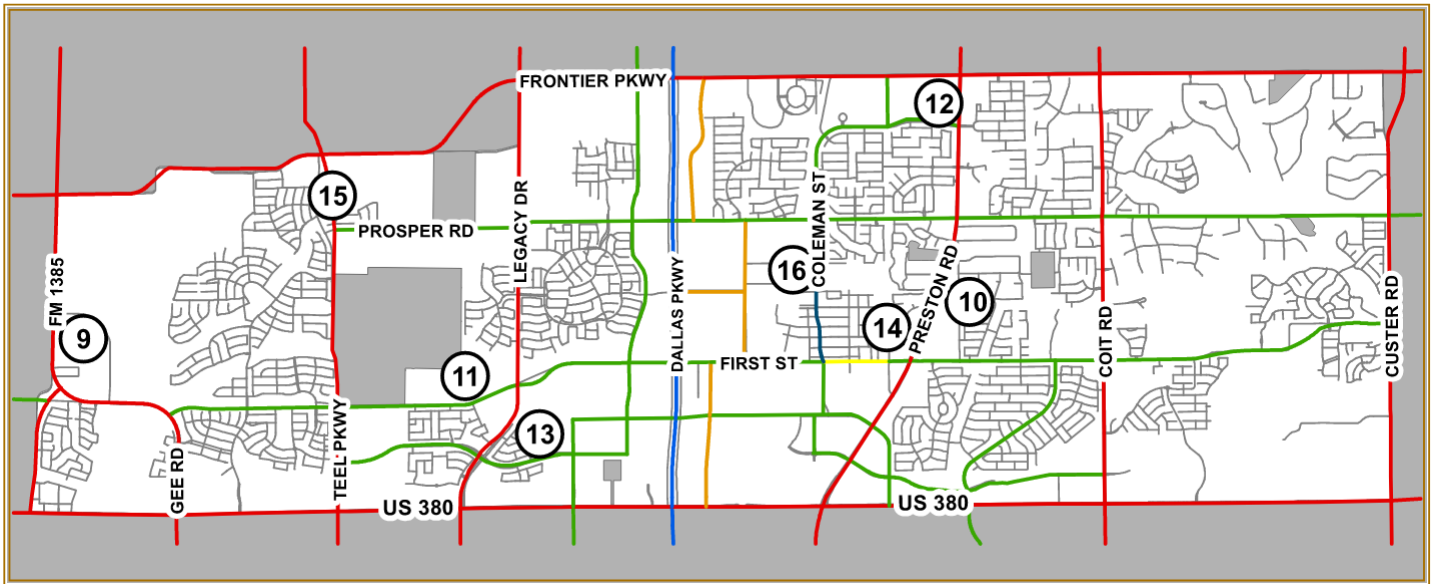


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Longhorn Steakhouse	840 South Preston Road	Sit-Down Restaurant	No building permit application Site Plan expires March 9, 2023	5,660	D19-0117
2	Broadway Retail	360 West Broadway Street	Retail/ Restaurant	Building permit under review Site Plan expires March 21, 2023	11,843	D21-0059
3	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
4	CHC Prosper Trail	1840-1870 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	19,820	D22-0025
5	Prosper Tollway Office Park	1610-1660 West Prosper Trail	Office	No building permit application Site Plan expires October 5, 2023	28,500	D21-0124
6	Westfork Crossing, Lot 7	4890 West University Drive	Retail/ Restaurant	Building permit under review Site Plan expires December 7, 2023	16,956	D22-0041
7	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
8	Victory at Frontier Lot 5	SWS Frontier Parkway & Preston Road	Restaurant with Drive-Through & Retail	No building permit application Site Plan expires May 15, 2024	6,124	D22-0083

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

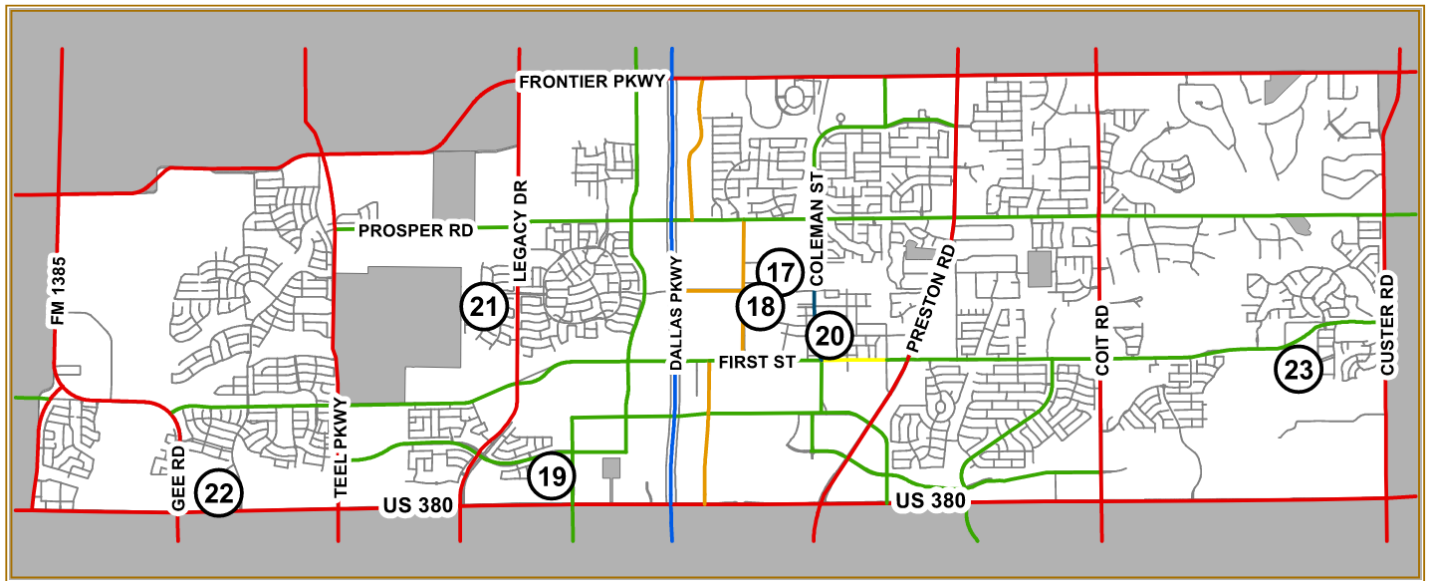


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
9	Grace Chapel	300 Denton Way	House of Worship	Building permit under review Site Plan expires January 20, 2024	16,934	D21-0111
10	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires May 4, 2023	9,040	D19-0124
11	CHC Medical Office Bld B	2760 West First Street	Multi-Tenant Building	Building permit under review Site Plan expires January 20, 2024	9,255	D22-0052
12	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
13	Prosper Center Office	2120 Prairie Drive	Office	No building permit application Site Plan expires August 15, 2023	23,500	D21-0131
14	Preston Commons	181 North Preston Road	Retail/Medical Office	Building permit under review Site Plan expires September 1, 2023	9,012	D22-0007
15	Windsong Ranch Veterinary Office	1300 North Teel Parkway	Veterinary Office	Building permit under review Site Plan expires December 21, 2023	4,040	D22-0044
16	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

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Shovel Ready—Non-Residential Project Status

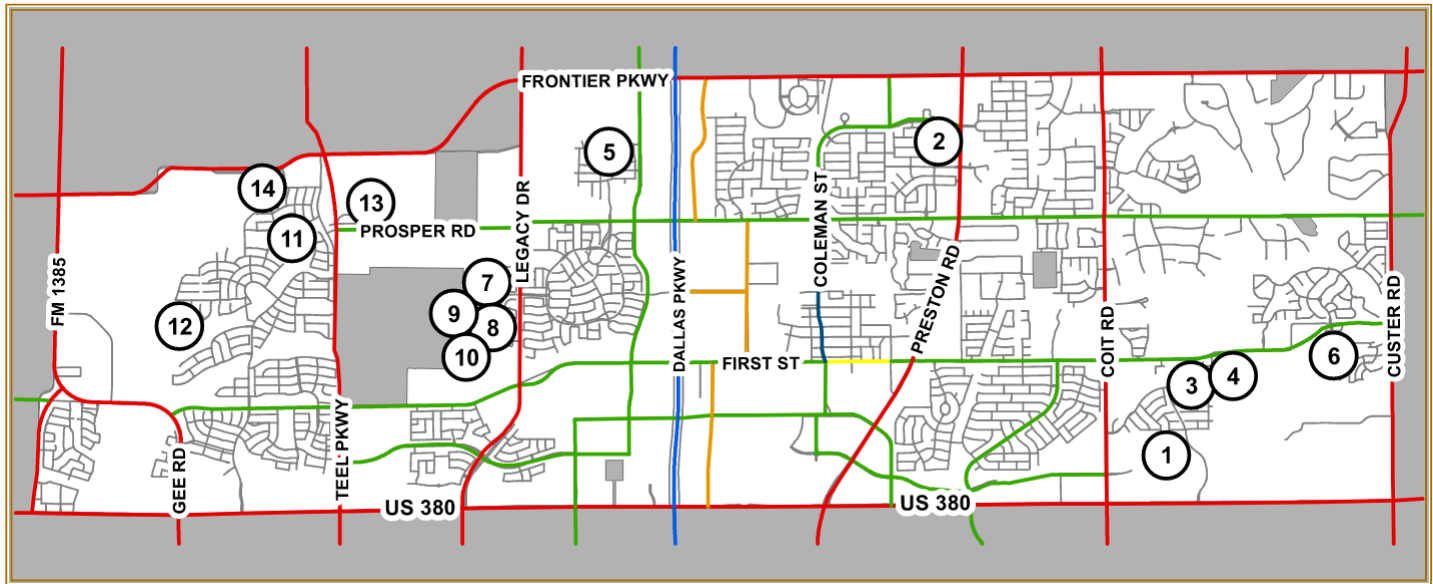


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
17	Atmos Energy	471 Industry Way	Office/Warehouse	Building permit under review Site Plan expires September 1, 2023	12,881	D22-0016
18	Prosper Business Park	481 Industry Way	Office/Warehouse	Building permit under review Site Plan expires September 1, 2023	20,543	D22-0016
19	Holiday Inn	1100 Mahard Parkway	Hotel	Building permit under review Site Plan expires January 5, 2024	64,098	D22-0031
20	Prosper Counseling	102 East Third Street	Office	Building permit under review Site Plan expires January 5, 2024	2,490	D22-0057
21	Star Trails West Amenity Center	500 Cool River Trail	Amenity Center	No building permit application Site Plan expires March 6, 2024	1,956	D22-0075
22	7 Brew	5570 W University Drive	Restaurant w/ Drive Through	No building permit application Site Plan expires April 4, 2024	510	D22-0077
23	Lighthouse Church	3850 E First Street	House of Worship	No building permit application Site Plan expires April 4, 2024	6,877	D22-0079
Total Building Square Footage Under Construction					354,331	

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

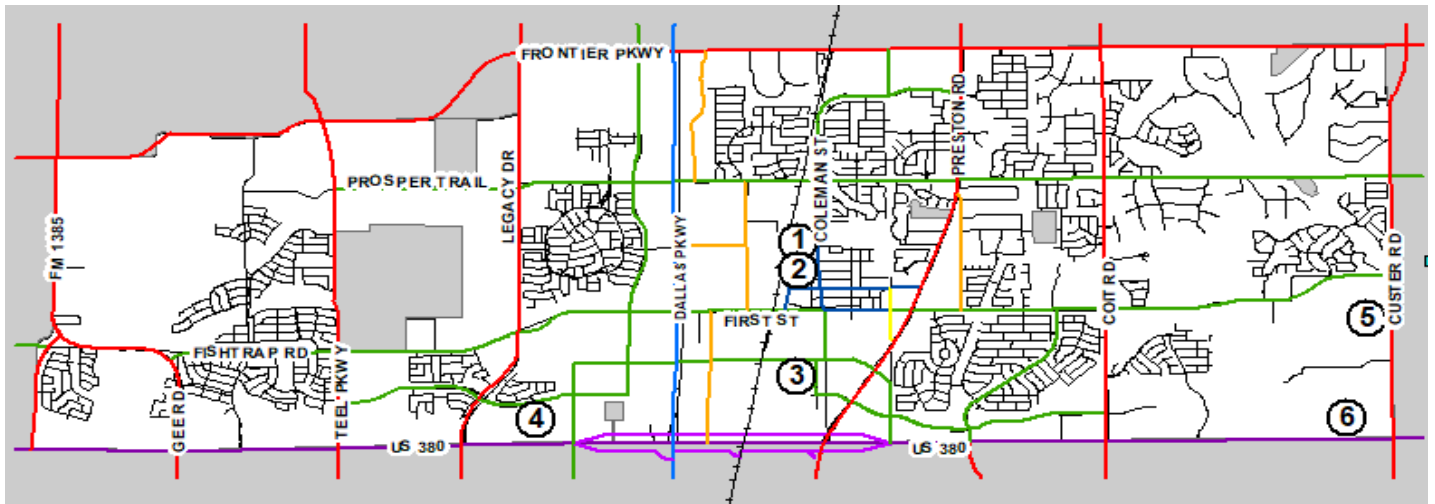


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Brookhollow West	NWC Richland Boulevard / Lakewood Drive	43.2±	Shovel Ready	149	D22-0024
2	Cambridge Park Estates, Phase 2	SWQ Preston Road / Coleman Street	42.5±	Shovel Ready	110	D21-0038
3	Lakewood, Phase 5	SEQ First Street / Coit Road	40.8±	Shovel Ready	98	D21-0006
4	Lakewood, Phase 6	SEQ First Street / Coit Road	13.8±	Shovel Ready	41	D21-0022
5	Legacy Gardens, Phase 2	NWQ Prosper Trail/Dallas Parkway	45.6±	Shovel Ready	100	D22-0027
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Shovel Ready	96	D20-0055
7	Star Trail, Phase 10	SWQ Prosper Road / Legacy Drive	41.5±	Shovel Ready	80	D21-0060
8	Star Trail, Phase 11	SWQ Legacy Drive / Prosper Trail	36.2±	Shovel Ready	122	D21-0069
9	Star Trail, Phase 12	NWQ Fishtrap Road / Legacy Road	29.0±	Shovel Ready	64	D21-0120
10	Star Trail, Phase 13	NWQ Legacy Drive./ Fishtrap Road	40.0±	Shovel Ready	127	D21-0121
11	Windsong Ranch, Phase 6E	SWQ Teel Parkway / Parvin Road	29.2±	Shovel Ready	73	D22-0019
12	Windsong Ranch, Phase 7G	NWQ Windsong Road / Fishtrap Road	145.4±	Shovel Ready	54	D22-0055
13	Windsong Ranch, Phase 9	NEQ Prosper Trail / Teel Parkway	49.5±	Shovel Ready	92	D21-0037
14	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					1,337	

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 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 issued 10-20-22	188	D21-0081
5	Ladera, Phase 1 (Age Restricted)	4320 Valencia Drive	32.6±	Building permit Amenity Center has been issued 10-25-22	73	D21-0113
6	Brookhollow	4001 East University Drive	25.2±	Building permits issues 11-30-22	300	D210103
Total Number of Lots Under Construction / Shovel Ready					1,235 Units	

Gates of Prosper Multifamily



LIV Multifamily



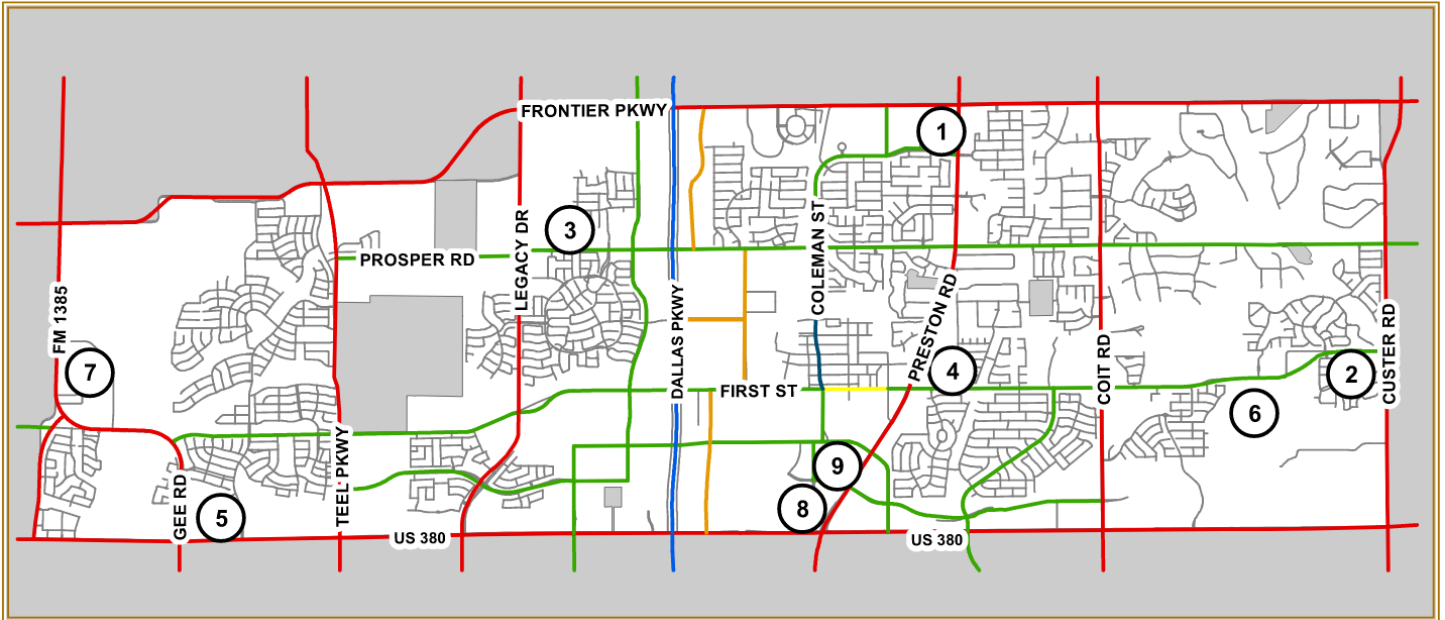
LIV Townhomes



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

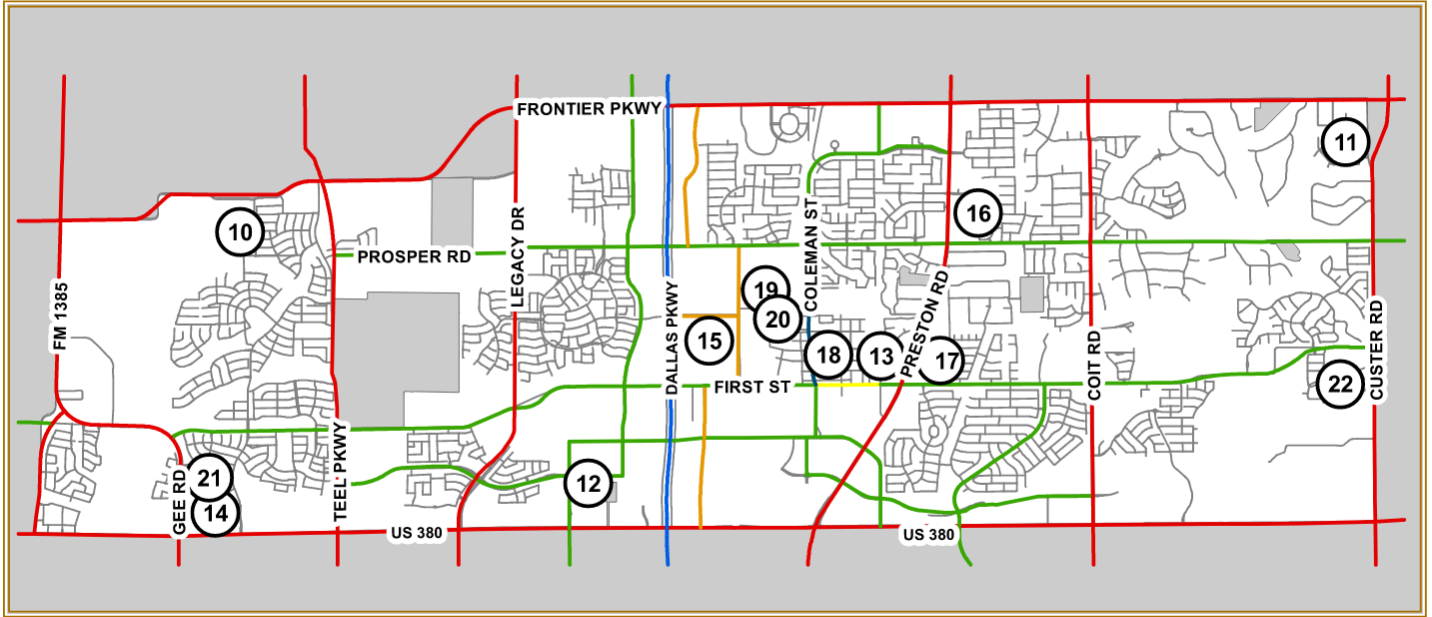
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 1,919,071 Square Feet
Details for Each Project on Following Pages



	Case Number	Project Title	Project Address	Square Footage	Value
1	D20-0002	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	19,000	\$800,000
2	D20-0045	Founders Academy of Prosper (High School)	4260 East First Street	48,731	\$5,249,056
3	D21-0099	Hope Fellowship Church Prosper	2000 West Prosper Trail	35,750	\$9,383,029
4	D20-0074	SHB Prosper	291 South Preston Road	57,024	\$803,854
5	D21-0122	Windsong Ranch Multi-tenant Building	4580 West University Drive	26,338	\$3,319,075
6	D20-0004	Prosper ISD High School No. 3	3500 East First Street	621,434	\$129,385,927
7	D20-0102	Denton ISD Middle School No. 9	200 Denton Way	178,917	\$62,500,000
8	D21-0078	Gates of Prosper, Phase 3	401 Gates Parkway	136,075	\$618,999
9	D19-0054	Gates of Prosper (remodel) Bldg B	950 South Preston Road	12,648	\$550,000

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
10	D21-0079	Windsong Ranch Maintenance Facility	1251 & 1221 Good Hope Road	8,000	\$1,045,964
11	D19-0129	Rhea's Mill Baptist Church	5733 North Custer Road	29,268	\$2,000,000
12	D21-0090	Encompass Health	1231 Mahard Parkway	49,694	\$19,373,251
13	D21-0011	Windmill Hill	150, 170, 230, 240 250, 260 & 270 South Preston Road	87,960	\$918,781
14	D21-0098	Salad and Go	4620 West University Drive	730	\$142,075
15	D21-0118	Prosper Central Fire Station	911 Safety Way	30,358	\$14,500,000
16	D22-0009	Prosper Wine House	209 West Broadway Street	12,052	\$1,469,791
17	D21-0134	Andy's Frozen Custard	1151 East First Street	2,562	\$250,059
18	D22-0046	Prosper Downtown Coffee	102 East Broadway Street	3,225	\$526,389
19	D21-0066	Prosper Business Park, Phase 5	650 Corporate Street	74,817	\$12,842,738
20	D21-0050	Prosper Business Park, Phase 4	780 Corporate Street	25,170	\$4,310,712
21	D21-0128	SWIG	4570 West University Drive	665	\$108,828
22	D22-0051	Ladera Amenity Center	4320 Valencia Drive	4703	\$757,475



1. Victory at Frontier (Multi-tenant Building)

2001 North Preston Road

Valuation – \$800,000

Square Footage – 19,000

Permit Issued – June 11, 2021



2. Founders Academy of Prosper (High School)

4260 East First Street

Valuation – \$5,249,056

Square Footage – 48,731

Permit Issued – April 26, 2022



3. Hope Fellowship Church Prosper

2000 West Prosper Trail

Valuation – \$9,383,029

Square Footage – 35,750

Permit Issued – July 25, 2022



4. SHB Prosper

291 South Preston Road

Valuation – \$803,854

Square Footage – 57,024

Permit Issued – June 24, 2022



5. Windsong Ranch Multi-tenant Building

4580 West University Drive

Valuation – \$3,319,075

Square Footage – 26,338

Permit Issued – August 17, 2022



6. Prosper ISD High School No. 3

3500 East First Street

Valuation – \$129,385,927

Square Footage – 621,434

Permit Issued – August 19, 2021



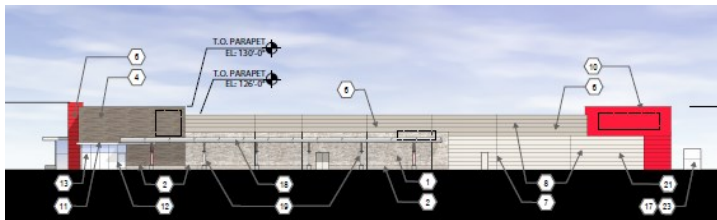
7. Denton ISD Middle School No.9

200 Denton Way

Valuation – \$62,500,000

Square Footage – 178,917

Permit Issued – June 16, 2021



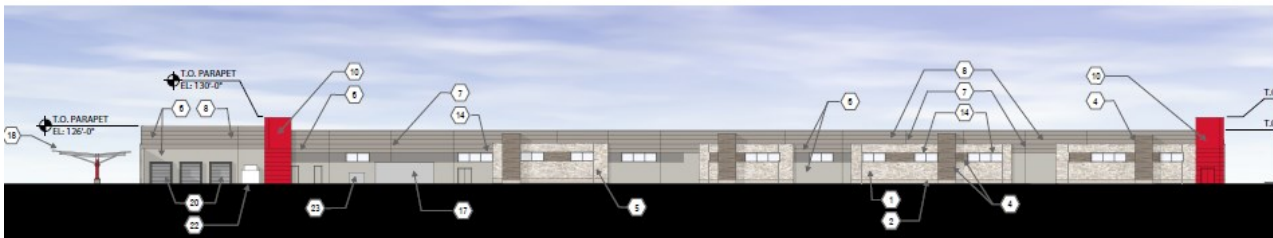
8. Gates of Prosper Phase 3

401 Gates Parkway

Valuation – \$16,151,204

Square Footage – 136,075

Permit Issued – August 18, 2022



9. Gates of Prosper Building B (remodel)

950 S Preston Road

Valuation – \$550,000

Square Footage – 12,648

Permit Issued – November 1, 2022



10. Windsong Ranch Maintenance Facility

1251 & 1221 Good Hope Road

Valuation – \$1,045,964

Square Footage – 8,000

Permit Issued – July 6, 2022



11. Rhea's Mill Baptist Church

5733 North Custer Road

Valuation – \$2,000,000

Square Footage – 29,268

Permit Issued – September 14, 2021



12. Encompass Health

1231 Mahard Parkway

Valuation – \$19,373,251

Square Footage – 49,694

Permit Issued – June 30, 2022





13. Windmill Hill

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

South Preston Road

Valuation – \$918,781

Square Footage – 87,960

Permit Issued – October 27, 2021



14. Salad and Go

4620 West University Drive

Valuation – \$142,075

Square Footage – 730

Permit Issued – February 16, 2022



15. Prosper Central Fire Station

911 Safety Way

Valuation – \$14,500,00

Square Footage – 30,358

Permit Issued – February 23, 2022



16. Prosper Wine House

209 West Broadway Street

Valuation – \$1,469,791

Square Footage – 12,052

Permit Issued – June 17, 2022



17. Andy's Frozen Custard

1151 East First Street

Valuation – \$250,059

Square Footage – 2,562

Permit Issued – August 29, 2022



18. Prosper Downtown Coffee

102 East Broadway Street

Valuation – \$526,389

Square Footage – 3,225

Permit Issued – August 01, 2022

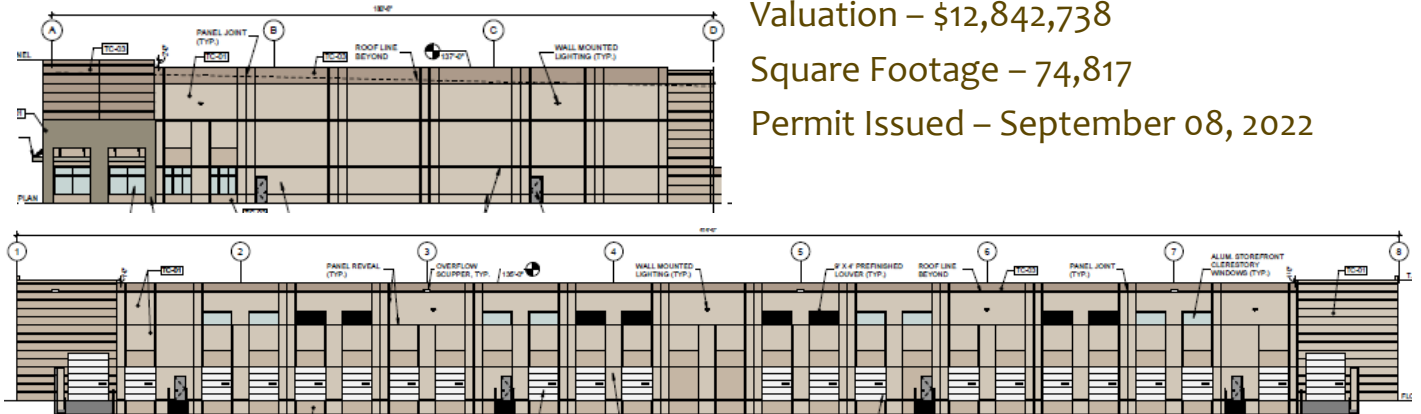
19. Prosper Business Park, Phase 5

650 Corporate Street

Valuation – \$12,842,738

Square Footage – 74,817

Permit Issued – September 08, 2022



20. Prosper Business Park, Phase 4

780 Corporate Street

Valuation – \$4,310,712

Square Footage – 25,170

Permit Issued – September 08, 2022



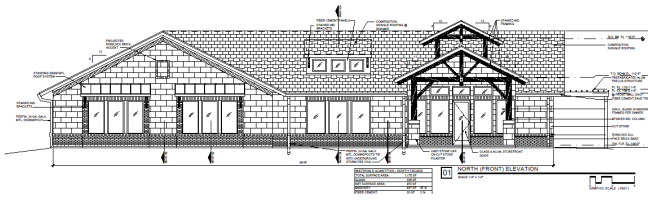
21. SWIG

4570 West University Drive

Valuation – \$108,828

Square Footage – 665

Permit Issued – September 08, 2022



22. Ladera Amenity Center

4320 Valencia Drive

Valuation – \$757,475

Square Footage – 4,703

Permit Issued – September 25, 2022

Single Family Permits YTD by Subdivision

	Builders	Permits Issued November 2022	Permits Issued YTD
Bryants Addition	MLD Custom Homes	0	2
Falls of Prosper	Our Country Homes Harwood Homes Troy Miller Custom Homes	1	5
Frontier Estates	Meritage Homes	5	72
Gentle Creek Estates	Hewitt Custom Homes	0	1
Greens at Legacy	Britton/Perry Homes	2	41
Hills at Legacy	Unionmain Homes Chesmar Homes	8	56
Lakes at Legacy	Shaddock Homes Grand Homes	8	48
Lakewood	Tradition Homes Shaddock Homes Toll Brothers	4	20
Legacy Garden	Drees Custom Homes Risland Homes	8	47
Parks at Legacy	Britton/Perry Homes	0	1
Prosper Lake on Preston	Bloomfield Homes	2	2
Saddle Creek	Hartill Homes JPA Development	1	3
Star Trail	Highland Homes Britton Homes/Perry Homes MHI Homes American Legend Homes Toll Brothers	22	176
Tanners Mill	First Texas Homes	2	8
(THE) Montclair	Our Country Homes	0	5
Twin Creek	Coats Homes	0	1
Windsong Ranch	Southgate Homes Trophy Signature Homes Drees Custom Homes Shaddock Homes Belclaire Homes Tradition Homes American Legend Homes Normandy Homes	34	393
Totals	HOUSES	97	881
	Builders	Permits Issued November 2022	Permits Issued YTD
Alders Townhomes	Brownstone Construction	0	8
Windsong Ranch	Grenadier Homes	2	47
Totals	TOWNHOMES	2	55

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, November 2022

	November 2021	YTD 2021	November 2022	YTD 2022
Code Compliance Inspections	221	2094	93	1839
Citations Issued	0	25	12	57
Health Inspections	56	651	46	485

Health Inspection Results, November 2022

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Prosper Juicery Windsong Ranch	Temporary	1001 Windsong Parkway	N/A	Pass
Rice Pot Express	Restaurant	1049 N Preston Road	82	Pass
Rice Pot Express	Restaurant	1049 N Preston Road	N/A	Follow-up
Small Cakes	Restaurant	1101 S Preston Road	89	Pass
Yummy Sushi—Kroger	Restaurant	4650 W University Drive	96	Pass
Snowfruits—Kroger	Restaurant	4650 W University Drive	92	Pass
Salad and Go	Restaurant	1320 Preston Road	91	Pass
Pietro's Italian Bakery	Restaurant	2111 E University Drive	Preliminary CO	Fail
Pietro's Italian Bakery	Restaurant	2111 E University Drive	CO	Pass
Panda Express	Restaurant	2251 E University Drive	Complaint	Pass
Panda Express	Restaurant	2251 E University Drive	81	Pass
La Finca Coffee and Bakery	Restaurant	2281 E University Drive Suite 10	CO	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Murphy Express	Convenience Store	2331 E University Drive	89	Pass
Wild Fork Foods	Grocery Store	2351 University Drive	99	Pass
380 Indian Restaurant and Bar	Restaurant	2361 E University Drive	N/A	Follow-up No.2
380 Indian Restaurant and Bar	Restaurant	2361 E University Drive	N/A	Follow-up No.1
380 Indian Restaurant and Bar	Restaurant	2361 E University Drive	72	Pass
Ragin Casian	Hot Truck	N/A	N/A	Pass
Chick fil A	Booth	1001 W Prosper Trail	N/A	Pass
Dean's Smokin' BBQ	Hot Truck	250 W First Street	N/A	Pass
ZZ's Ice Cream Puffs	Cold Truck	250 W First Street	N/A	Pass
Sophia's Haitian Cuisine	Hot Truck	250 W First Street	N/A	Pass
Nothing Bundt Cakes	Booth	250 W First Street	N/A	Pass
Taco Bueno	Restaurant	4385 E University Drive	82	Pass
Snowfruits-Kroger	Restaurant	4650 W University Drive	87	Pass
Walmart Fuel Station	Convenience Store	500 Richland Boulevard	100	Pass
Eagles Nest Deli	Restaurant	640 N Preston Road	N/A	Follow-up
Prosper Montessori Academy	Daycare	100 Gorgeous Road	N/A	Follow-up
Snowball Express	Cold Truck	1001 W Prosper Trail	N/A	Pass

Health Inspection Results-Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Ruthie's Rolling Café Truck	Hot Truck	1001 W Prosper Trail	N/A	Pass
Conway Corndog	Hot Truck	1001 W Prosper Trail	N/A	Pass
Eggstand	Hot Truck	1001 W Prosper Trail	N/A	Pass
Tender Smokehouse	Hot Truck	1001 W Prosper Trail	N/A	Pass
Sushi Dojo	Cold Truck	1001 W Prosper Trail	N/A	Pass
Chick fil A	Booth	250 W First Street	N/A	Pass
Primrose School of Windsong Ranch	Daycare	1050 Gee Road	N/A	Follow-up
Highland Foods	Convenience Store	112 N Coleman Street	N/A	Follow-up
The Goddard School of Prosper	Daycare	1180 La Cima Boulevard	96	Pass
Primrose School of Prosper	Daycare	1185 La Cima Boulevard	100	Pass
Southpaws Grill	Restaurant	1921 N Preston Road Suite 20	N/A	Preliminary CO
Southpaws Grill	Restaurant	1921 N Preston Road Suite 20	N/A	Preliminary CO
Children's Lighthouse	Daycare	600 N Preston Road	95	Pass
Children's Lighthouse	Daycare	600 N Preston Road	N/A	Follow-up
Kiddie Academy	Daycare	650 N Preston Road	100	Pass
Reynolds Middle School	School	700 N Preston Road	N/A	Fire Sprinkler Inspection

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.