

Development Services Monthly Report

Development Activity

January 2021

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of January, 2021

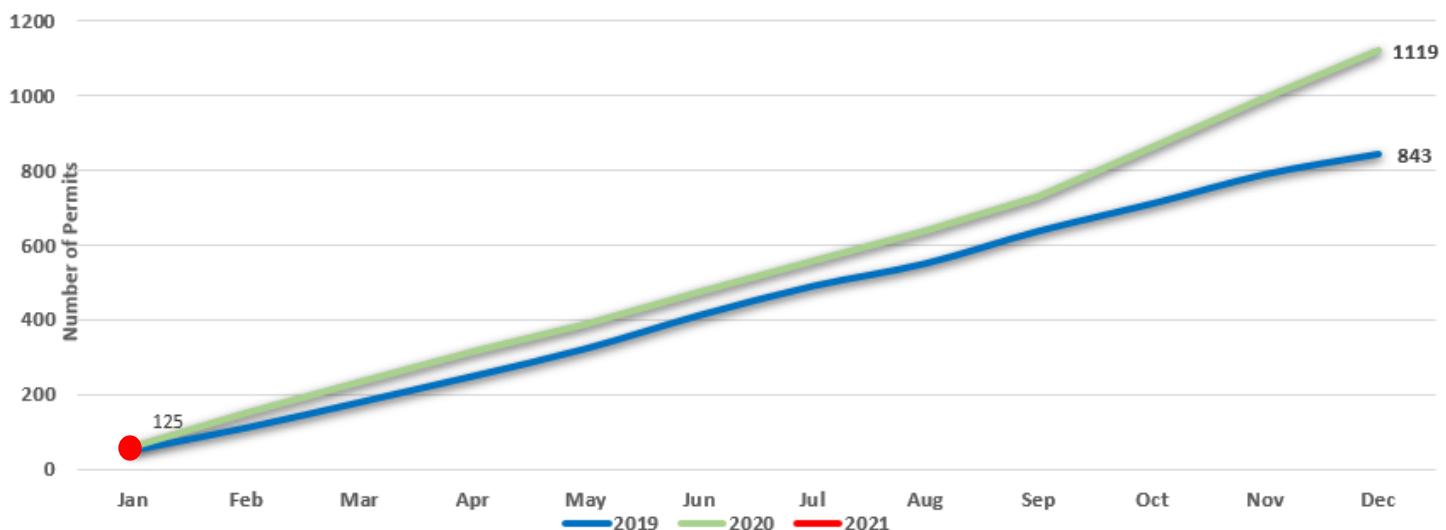
Single Family & Townhome Permits Issued – 125

Single Family & Townhome Permits Finaled – 56

Single Family & Commercial Inspections – 3,065

Certificates of Occupancy Issued - 14

Single Family Residential Permits Issued

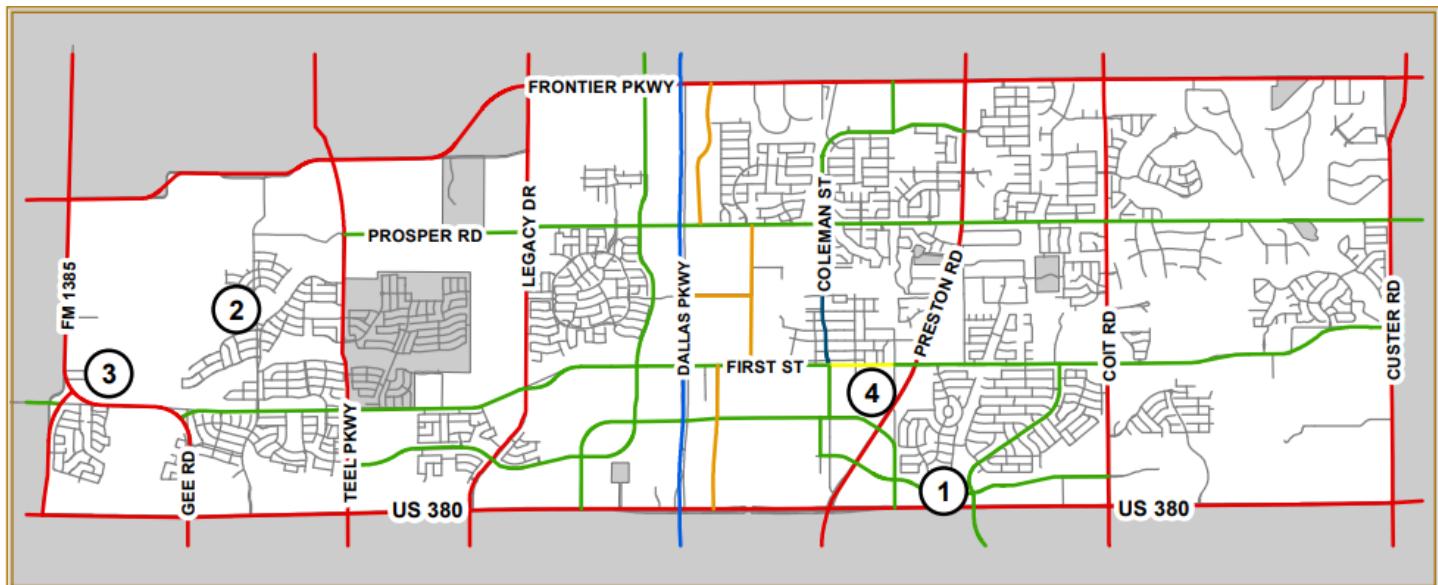


Single Family Residential Permits Issued by Quarter

	January	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	125					125
2020	62	232	241	255	391	1,119
2019	50	178	232	223	210	843

PLANNING

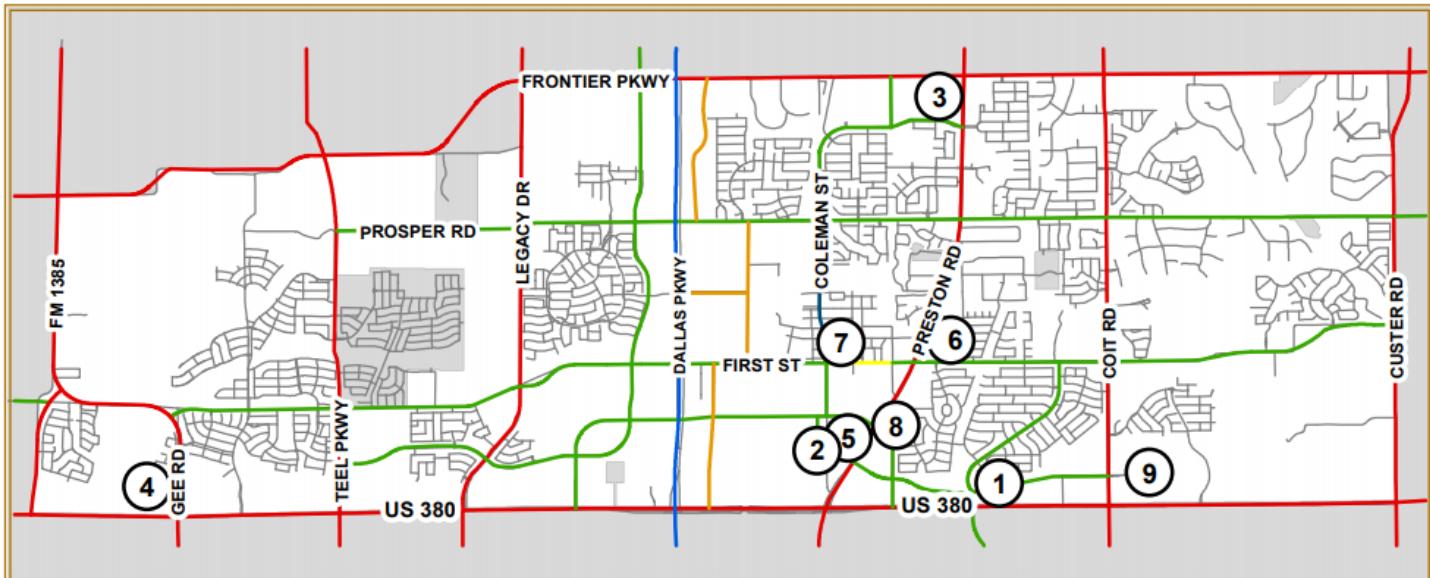
January 2021 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D21-0001	La Cima Crossing, Block B, Lots 2 & 3	A Conveyance Plat for La Cima Crossing, Block B, Lots 2 & 3, on 14.3± acres.
2	D21-0002	Windsong Ranch, Phases 7A & 7C	A Final Plat for Windsong Ranch, Phase 7A & 7C, for 88 single family residential lots and two (2) HOA/open space lots, on 29.7± acres.
3	D21-0003	D.I.S.D. Middle School No. 9, Block A, Lots 1-4	A Final Plat/Conveyance Plat for Middle School Addition No. 9, Block A, Lots 1-5, on 78.2± acres.
4	Z21-0001	Gates of Prosper Single Family	A request to amend Planned Development-67 (PD-67), the Gates of Prosper, generally to modify the single family development standards.

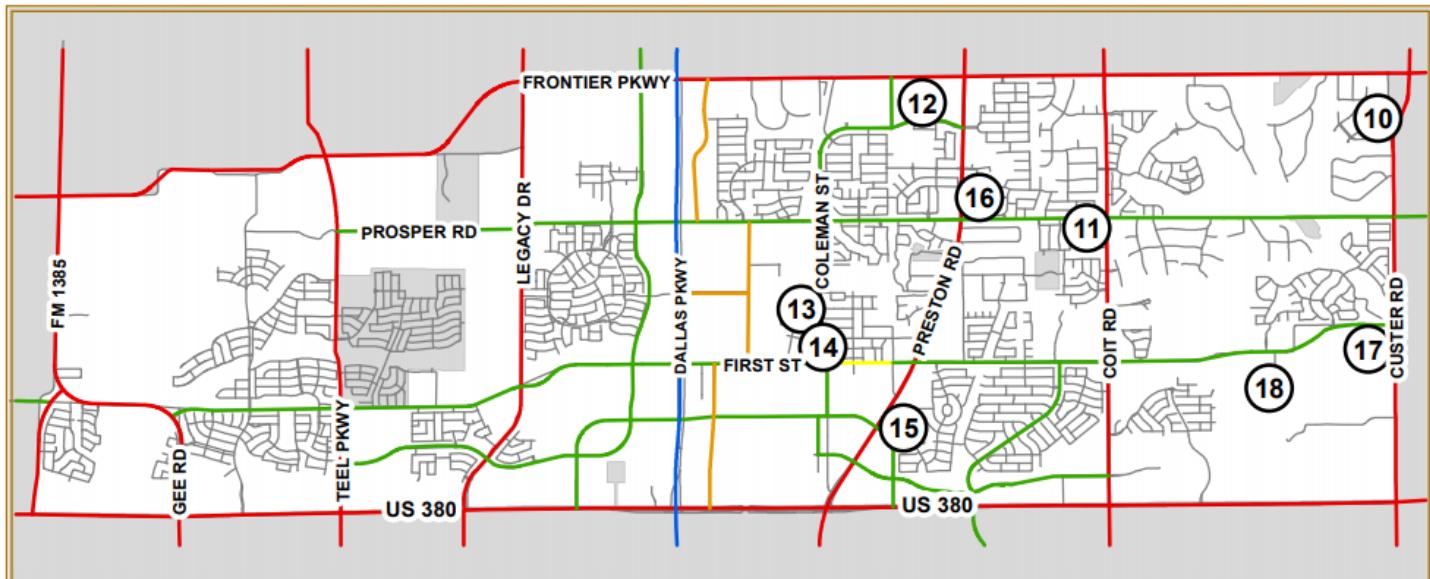
	January 2020	January 2021
Submittals	10	4

Shovel Ready—Non-Residential Project Status



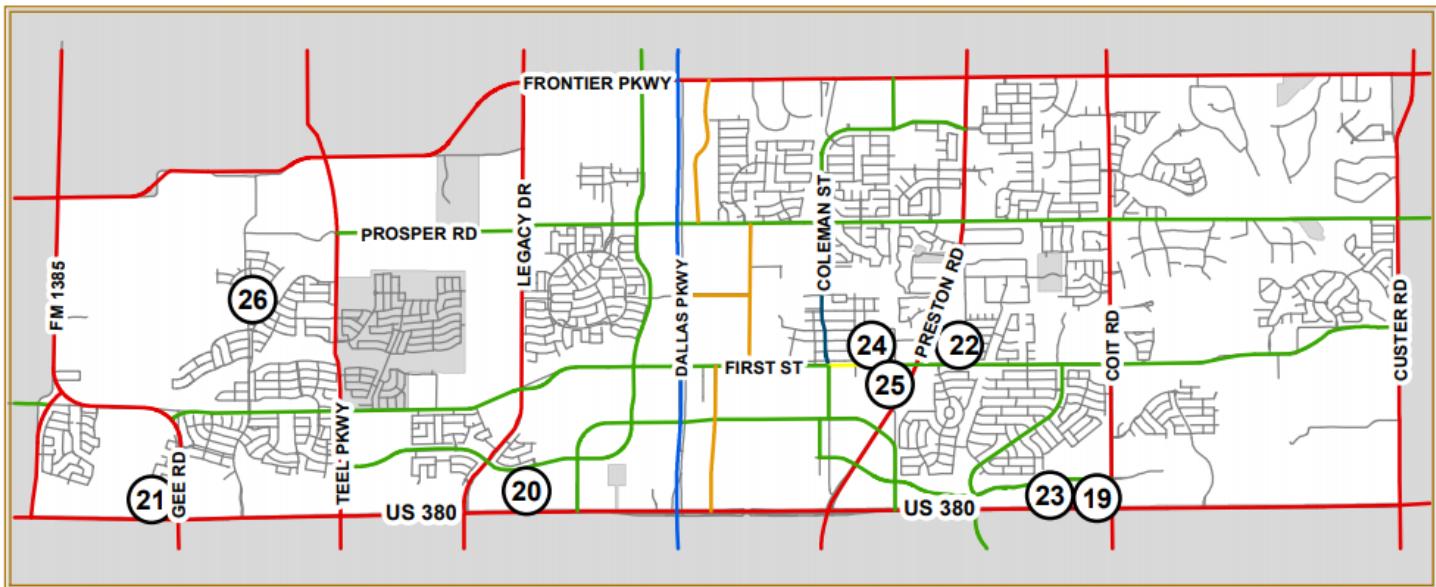
	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Site Plan expires June 21, 2021	5,400	D19-0116
3	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	Multi-tenant Building	Building permit under review Engineering—Civil plans approved Site Plan expires October 7, 2021	19,000	D20-0002
4	LA Fitness	4900 West University Drive	Fitness Facility	Building permit approved Engineering—Civil plans approved Site Plan expires May 5, 2021	37,000	D19-0098
5	Longhorn Steakhouse	840 South Preston Road	Restaurant	No building permit application Engineering—Civil plans under review Site Plan expires June 21, 2021	5,660	D19-0117
6	Prosper Town Center Medical Office Buildings	241 & 261 South Preston Road	Multi-tenant Building	Building permit for one building approved Engineering—Civil plans approved Site Plan expires March 3, 2021	45,000	D19-0076
7	Bliss Pet Resort	200 East First Street	Pet Day Care Expansion	No building permit application Engineering—Civil plans under review Site Plan expires February 18, 2022	944	D20-0071
8	Murphy Express	791 South Preston Road	Convenience Store with Gas Pumps	No building permit application Engineering—Civil plans under review Site plan expires August 15, 2022	2,824	D20-0090
9	Pinnacle Montessori	2720 Richland Boulevard	Daycare	No building permit application Engineering—Civil plans approved Site Plan expires June 3, 2021	10,916	D17-0073

Shovel Ready—Non-Residential Project Status



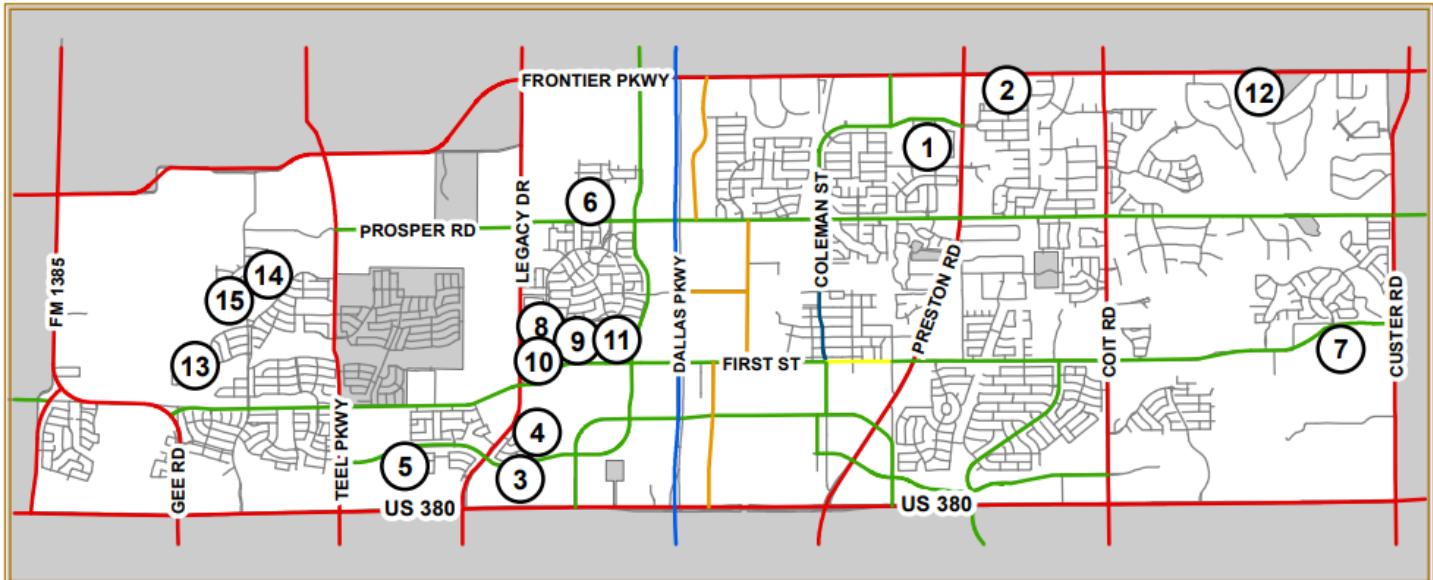
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
10	Rhea's Mill Baptist Church	5733 North Custer Road	House of Worship	Building permit approved Engineering—Civil plans approved Site Plan expires November 5, 2021	29,268	D19-0129
11	Prosper Trails Office Center	2300 & 2350 East Prosper Trail	Multi-tenant Building	No building permit application Engineering—Civil plans under review Site Plan expires May 17, 2022	18,425	D20-0086
12	Prosper United Methodist Church	1801 Lanier Way	House of Worship	Building permit under review Engineering—Civil plans under review Site plan expires August 15, 2022	26,278	D20-0092
13	Goodwill Donation Center	750 North McKinley Street	Retail Building	No building permit application Engineering—Civil plans under review Site Plan expires February 6, 2021	16,361	D19-0055
14	Downtown Office	206 South Coleman Street	Downtown Office	Building permit approved Engineering—Civil plans approved Site Plan expires August 4, 2021	6,636	D19-0118
15	CareNow	781 South Preston Road	Medical Office	Building permit approved Engineering—Civil plans approved Site Plan expires May 5, 2021	4,500	D19-0095
16	AutoZone	1340 North Preston Road	Retail Building	Building permit under review Engineering—Civil plans approved Site Plan expires March 15, 2022	6,925	D20-0028
17	Founders Academy of Prosper	4260 East First Street	Private School	No building permit application Engineering—Civil plans approved Site Plan expires December 2, 2021	48,731	D20-0045
18	Prosper ISD High School No. 3	3500 East First Street	High School	No building permit application Engineering—Civil plans under review Site Plan expires October 21, 2021	621,434	D20-0004

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
19	380 Professional Park	2200-2380 Richland Boulevard	Multi-tenant Buildings	Building permit under review Engineering—Civil plans under review Site Plan expires June 3, 2021	95,226	D19-0112
20	Ford	2200 West University Drive	New Automobile Sales/Leasing Facility	Building permit under review Engineering—Civil plans under review Site Plan expires April 6, 2022	92,523	D19-0103
21	Westfork Crossing, Lot 7	4890 West University Drive	Multi-tenant Building	No building permit application Engineering—Civil plans approved Site Plan expires October 7, 2021	17,121	D20-0022
22	SHB Prosper	291 South Preston Road	Office Buildings	No building permit application Engineering—Civil plans approved Site Plan expires April 6, 2022	57,024	D20-0074
23	Prosper Commons, Lot 5	2271 East University Drive	Multi-tenant Building	No building permit application Engineering—Civil plans under review Site Plan expires April 6, 2022	5,300	D20-0075
24	First Street Office	705 East First Street	Residential House Conversion	No building permit application Engineering—Civil plans approved Site Plan expires April 6, 2022	2,013	D20-0077
25	Gates Car Wash & Automotive	SWQ First Street & Preston Road	Car Wash & Minor Automotive	No building permit application Engineering—Civil plans under review Site Plan expires July 5, 2022	10,102	D20-0100
26	Windsong Amenity Center 3	SWC Old Rosebud Lane & Paint Rock Drive	Amenity Center	No building permit application Engineering—Civil plans under review Site Plan expires July 19, 2022	4,893	D20-0106
Total Building Square Footage Under Construction					1,206,854	

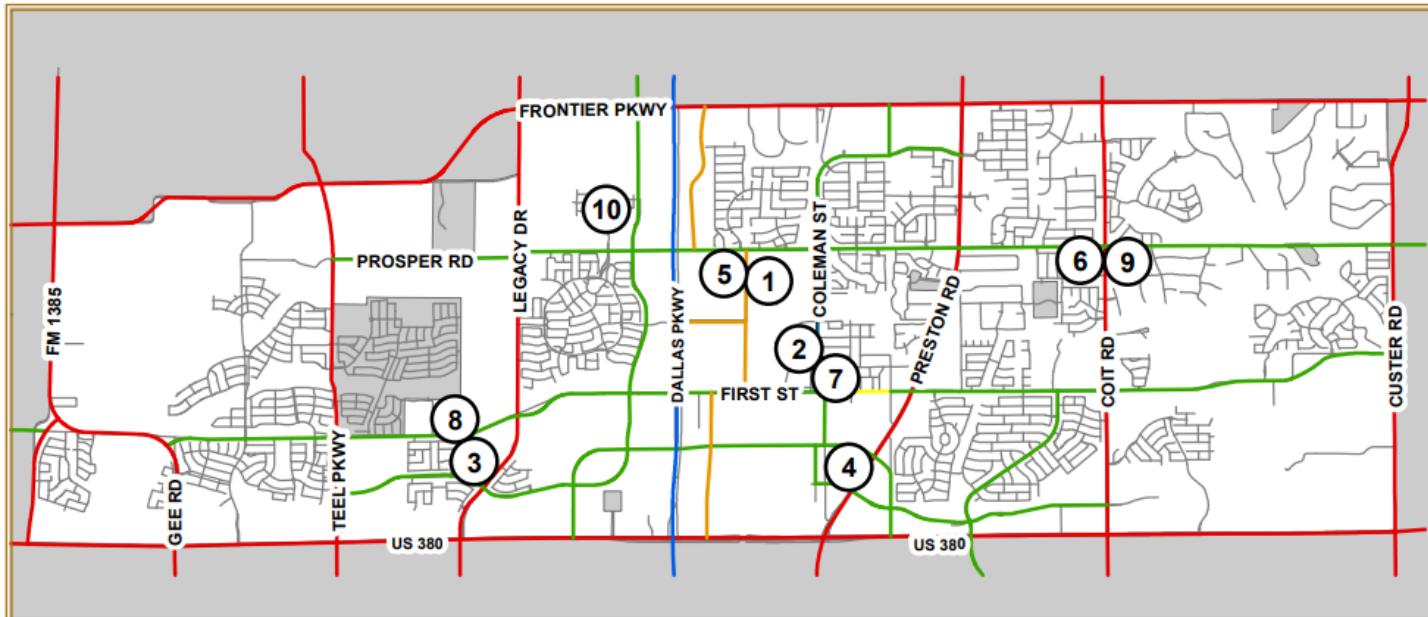
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	SWQ Coleman Street / Preston Road	42.3±	Engineering Plans Under Review	91	D19-0021
2	Frontier Estates, Phase 2	SEQ Frontier Parkway / Preston Road	40.2±	Under Construction	97	D15-0068
3	Greens at Legacy	SEQ Prairie Drive / Legacy Drive	25.7±	Engineering Plans Under Review	104	D20-0097
4	Hills at Legacy, Phase 2	NEQ Prairie Drive / Legacy Drive	26.5±	Engineering Plans Under Review	58	D20-0096
5	Lakes at Legacy, Phase 2	SWQ Legacy Drive / Prairie Drive	62.3±	Under Construction	86	D18-0089
6	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction	16	D18-0073
7	Malabar Hill	SWQ First Street / Custer Road	45.0±	Engineering Plans Under Review	96	D20-0055
8	Star Trail, Phase 6	NEQ Legacy Drive / Fishtrap Road	26.6±	Under Construction	67	D19-0121
9	Star Trail, Phase 7	NEQ Legacy Drive / Fishtrap Road	40.0±	Under Construction	118	D19-0122
10	Star Trail, Phase 8	NEQ Legacy Drive / Fishtrap Road	32.6±	Under Construction	66	D20-0042
11	Star Trail, Phase 9	NEQ Legacy Drive / Fishtrap Road	47.0±	Under Construction	73	D20-0043
12	Twin Creeks Ranch, Phase 1	SWQ Frontier Parkway / Custer Road	31.0±	Engineering Plans Under Review	16	D20-0073
13	Windsong Ranch, Phase 3D	NEQ Fishtrap Road / Windsong Parkway	75.6±	Under Construction	95	D19-0097
14	Windsong Ranch, Phase 6B	NEQ Fishtrap / Teel Parkway	38.2±	Engineering Approved Released for early grading	120	D20-0052
15	Windsong Ranch, Phase 6C	NEQ Fishtrap Road / Teel Parkway	18.4±	Under Construction	65	D20-0070
Total Number of Lots Under Construction / Shovel Ready					1,168	

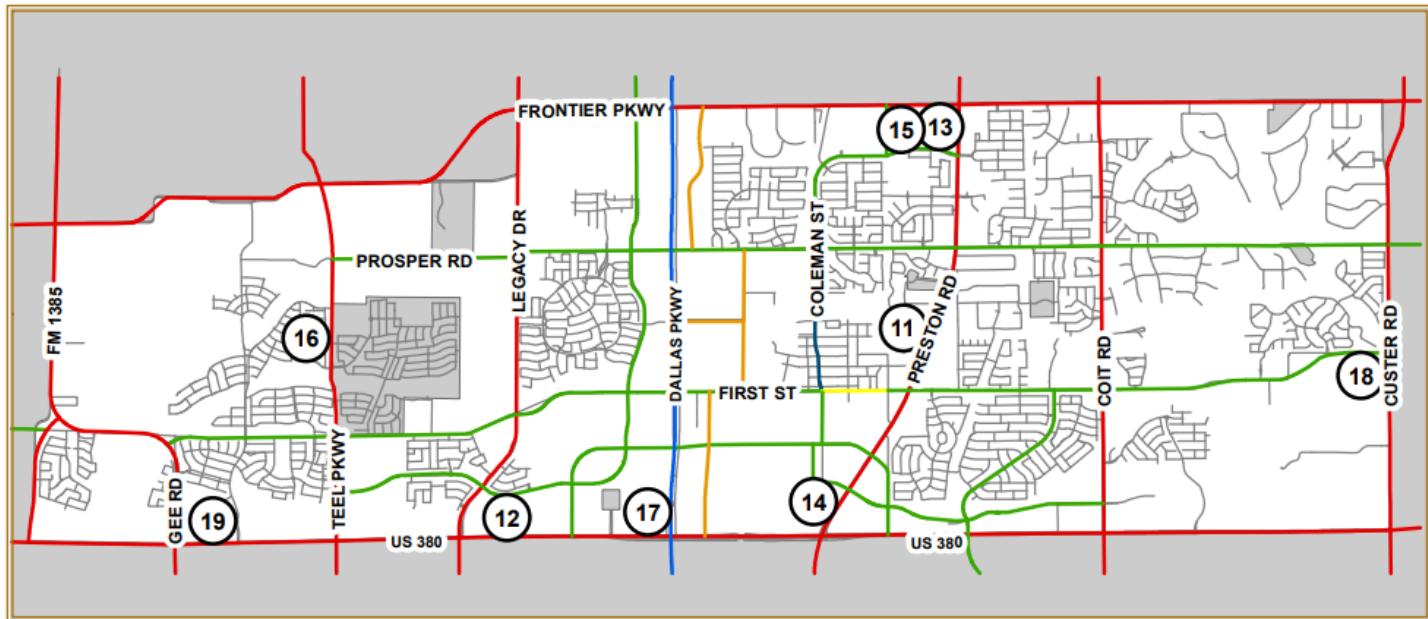
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 771,809 Square Feet
Details for Each Project on Following Pages



	Case Number	Project Title	Project Address	Square Footage	Value
1	D18-0091	All Storage	920 & 930 Cook Lake	201,900	\$7,470,300
2	D19-0025	West End	491 West Fifth Street	7,297	\$300,000
3	D19-0083	The Office at Legacy	940 South Legacy Drive	15,000	\$2,400,000
4	D19-0108	Starbucks	820 South Preston Road	2,245	\$495,000
5	D19-0074	Prestonwood Baptist Church, Phase 3	1001 West Prosper Trail	37,441	\$7,040,000
6	D18-0102	Prosper Trails Office Center	2200 & 2250 East Prosper Trail	18,043	\$1,500,000
7	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
8	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road	21,530	\$2,800,000
9	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000
10	D18-0043	Legacy Gardens Amenity Center	1800 Wynne Avenue	4,961	\$1,500,000

BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
11	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road	29,212	\$2,582,730
12	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive	68,662	\$14,400,000
13	D17-0079	Victory at Frontier	1921 North Preston Road	17,721	\$1,000,000
14	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road	15,758	\$1,330,000
15	D18-0127	7-Eleven	2101 North Preston Road	6,502	\$4,970,000
16	D20-0034	Bryant Elementary School	3830 Freeman Way	95,904	\$17,878,922
17	D20-0036	Children's Health Medical Office Building	1300 Childrens Way	30,592	\$14,329,065
18	D20-0045	Founders Academy of Prosper	4300 East First Street	77,843	\$17,569,993
19	D18-0094	The Home Depot	4450 West University Drive	105,229	\$2,537,000



1. All Storage

920 & 930 Cook Lane

Valuation – \$7,470,300

Square Footage – 201,900

Permit Issued – April 2, 2020



2. West End (Office/Warehouse)

491 West Fifth Street

Valuation – \$300,000

Square Footage – 7,297

Permit Issued – August 3, 2020



3. The Office at Legacy (Multi-tenant Building)

940 South Legacy Drive

Valuation – \$2,400,000

Square Footage – 15,000

Permit Issued – May 11, 2020



4. Starbucks

820 South Preston Road

Valuation – \$495,000

Square Footage – 2,245

Permit Issued – September 18, 2020



5. Prestonwood Baptist Church, Phase 3

1001 West Prosper Trail

Valuation – \$7,040,000

Square Footage – 37,441

Permit Issued – November 20, 2019



6. Prosper Trails Office Center (Multi-tenant Buildings)

2200 & 2250 East Prosper Trail

Valuation – \$1,500,000

Square Footage – 18,043

Permit Issued – March 12, 2020



7. Lake Point Assisted Living Facility

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020



8. CHC Office Fishtrap (Multi-tenant Buildings)

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020

9. Whispering Farms Commercial

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020





10. Legacy Gardens Amenity Center

1800 Wynne Avenue

Valuation – \$1,500,000

Square Footage – 4,961

Permit Issued – March 19, 2019



11. Windmill Hill

(Multi-tenant Buildings)

110, 120, 130, 140, 210 South Preston Road

Valuation – \$2,582,730

Square Footage – 29,212

Permit Issued – March 19, 2019



12. Chrysler, Dodge, Jeep & Ram

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



13. Victory at Frontier (Multi-tenant Building)

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



14. Gates of Prosper, Phase 2, Block B, Lot 1 (Multi-tenant Buildings)

1140 & 1150 South Preston Road

Valuation – \$1,330,000

Square Footage – 15,758

Permit Issued – October 31, 2019



15. 7-Eleven

2101 North Preston Road

Valuation – \$4,970,000

Square Footage – 6,502

Permit Issued – January 10, 2020



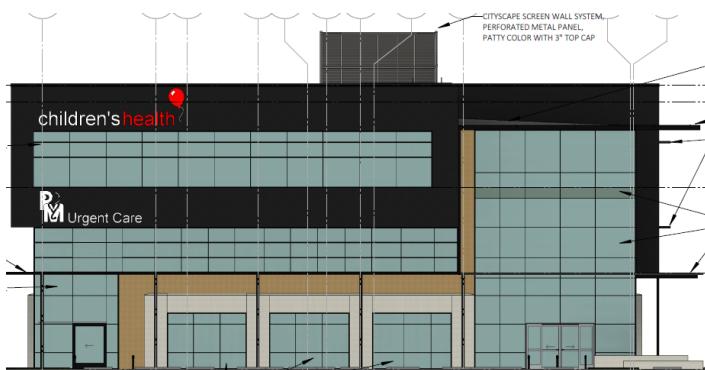
16. Bryant Elementary School

380 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



17. Children's Health

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020

18. Founders Academy of Prosper (Elementary School)

4250 & 4300 East First Street

Valuation – \$17,569,993

Square Footage – 77,843

Permit Issued – July 16, 2020



19. The Home Depot

4450 West University Drive

Valuation – \$2,537,000

Square Footage – 105,229

Permit Issued – December 7, 2020



Single Family Permits YTD by Subdivision

	Builders	Permits Issued January 2021
Falls at Prosper	Harwood Homes Our Country Homes	6
Lakes at Legacy	Shaddock Homes Grand Homes	2
Lakewood	Darling Homes of Texas Britton/Perry Homes Shaddock Homes Highland Homes Toll Brothers	32
Legacy Garden	Drees Custom Homes Risland Homes	4
Parks at Legacy	Pacesetter Homes Britton/Perry Homes Chesmar Homes	7
Parkside	Huntington Homes	1
Prosper Lake on Preston	Bloomfield Homes	6
Saddle Creek	JPA Development	2
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	29
Tanner's Mill	First Texas Homes	3
Windsong Ranch	Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes	29
Totals		121
	Builders	Permits Issued January 2021
Windsong Ranch Townhomes	Grenadier Homes	4
Totals		4

Single Family Permits YTD by Subdivision

	Builders	Permits Issued January 2021
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	26
Tanner's Mill	First Texas Homes Our Country Homes	10
Whitley Place	Westwind Building Corp Drees Custom Homes J Anthony Properties	0
Whispering Farms	Danes Custom Homes Aaron Wallrath Custom Homes	0
Windsong Ranch	Highland Homes Mainvue Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes Huntington Homes Tradition Homes	20
Totals		112

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, January 2021

	January 2020	January 2021
Code Compliance Inspections	81	80
Citations Issued	1	5
Health Inspections	47	84

Health Inspection Results, January 2021

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
M & G Truck #1	Mobile Food Unit	N/A	N/A	Pass
Kona Ice #1	Mobile Food Unit	N/A	N/A	Pass
Carnalito Catering #1	Mobile Food Unit	N/A	N/A	Pass
Carnalito Catering #2	Mobile Food Unit	N/A	N/A	Pass
M& G Truck #2	Mobile Food Unit	N/A	N/A	Pass
Kona Ice #2	Mobile Food Unit	N/A	N/A	Pass
Kona Ice #3	Mobile Food Unit	N/A	N/A	Pass
Ay Papito	Mobile Food Unit	N/A	N/A	Pass
Mike's Chicken Shack	Mobile Food Unit	N/A	N/A	Pass
9th Island Revel Foods	Mobile Food Unit	N/A	N/A	Pass
El Primo Food #2	Mobile Food Unit	N/A	N/A	Pass
United Caterers Truck #2016	Mobile Food Unit	N/A	N/A	Pass
United Caterers Truck #5538	Mobile Food Unit	N/A	N/A	Pass
Newman Style BBQ	Mobile Food Unit	N/A	N/A	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Trini Style Bake N' Shark & Tings	Mobile Food Unit	N/A	N/A	Pass
Pap John's	Restaurant	4740 West University Drive, Suite 130	80	Pass
Sauce Pizza and Wine	Restaurant	1151 South Preston Road, Suite 10	80	Pass
Honeylu's Coffee Truck	Mobile Food Unit	N/A	N/A	Pass
Sugar Boy Donuts	Restaurant	1180 North Coit Road, Suite 60	90	Pass
Roma's Italian Restaurant	Restaurant	1361 East University Drive, Suite 70	82	Pass
CVS Pharmacy	Convenience Store	201 South Preston Road	95	Pass
7-Eleven	Convenience Store	390 South Preston Road	81	Pass
MOD Pizza	Restaurant	4780 West University Drive, Suite 10	Temp Closure	Fail
MOD Pizza	Restaurant	4780 West University Drive, Suite 10	88	Pass
Race Trac	Convenience Store	4870 West University Drive	93	Pass
Kids "R" Kids	Childcare	130 North Coit Road	90	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.