

Development Services

Monthly Report

Development Activity

February 2021

Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

Development at a Glance

for the month of February, 2021

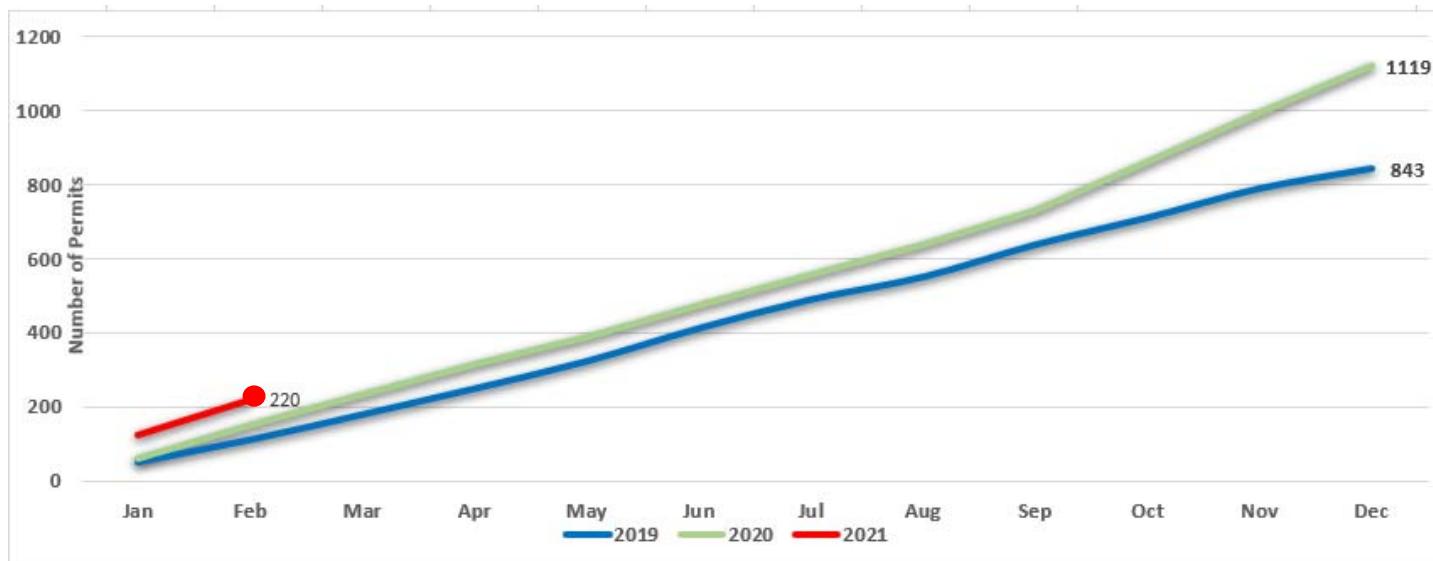
Single Family & Townhome Permits Issued – 94

Single Family & Townhome Permits Finalized – 35

Single Family & Commercial Inspections – 2,352

Certificates of Occupancy Issued – 12

Single Family Residential Permits Issued

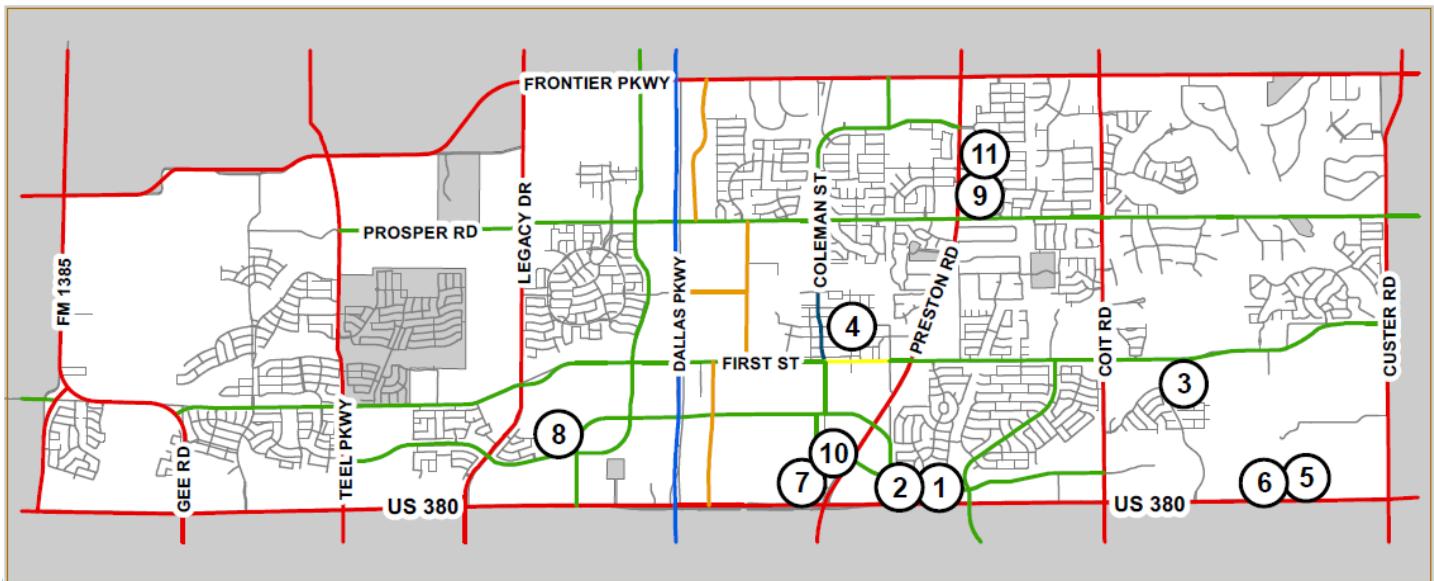


Single Family Residential Permits Issued by Quarter

	February	YTD	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	94	220	-	-	-	-	220
2020	99	151	232	241	255	391	1,119
2019	60	110	178	232	223	210	843

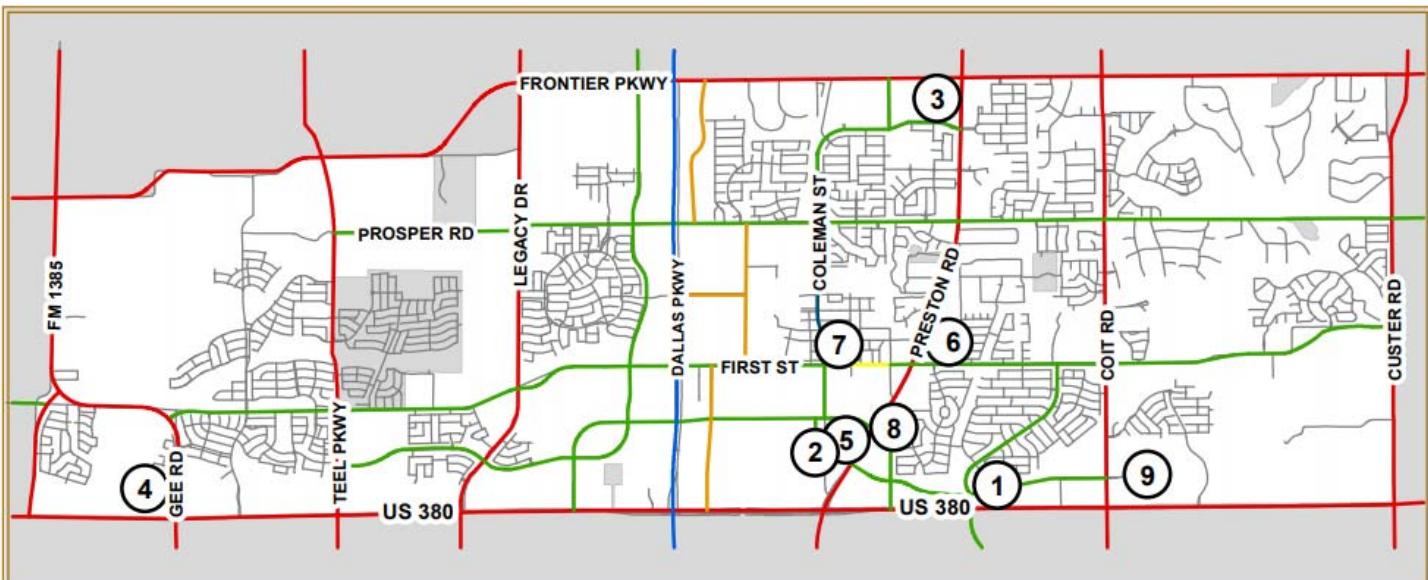
PLANNING

February 2021 Zoning and Development Applications



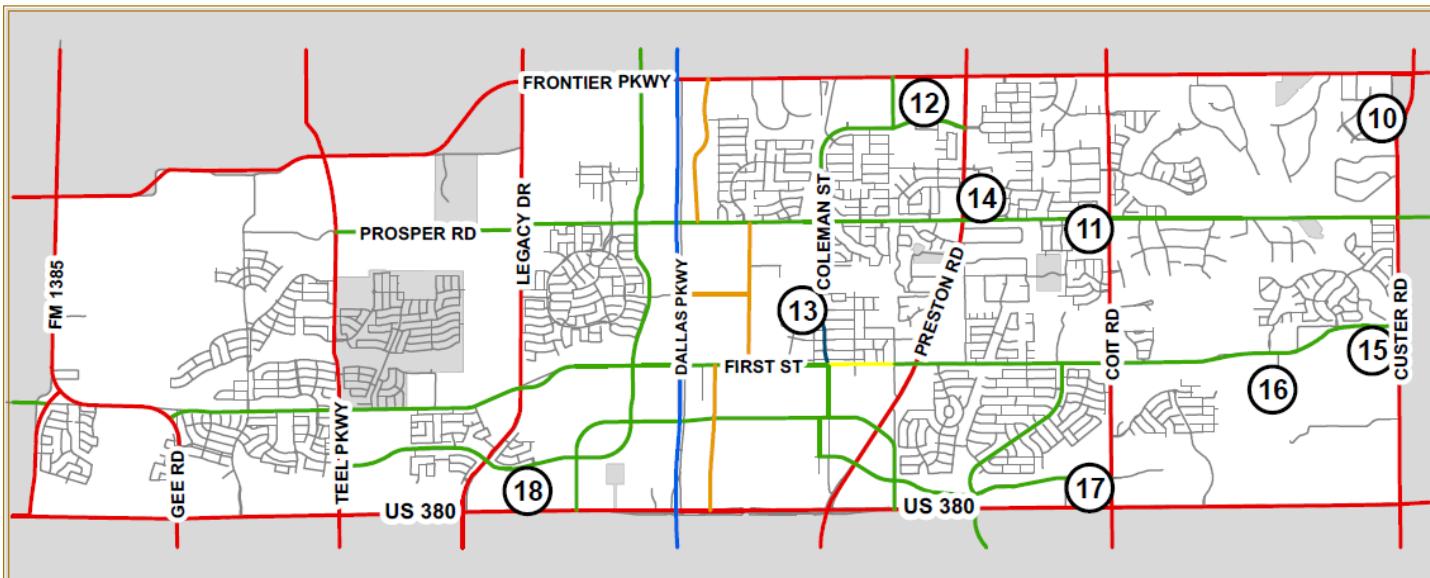
	Case Number	Project Title	Project Description	
1	D21-0004	Oncor Prosper Substation	A Site Plan for a utility distribution/transmission facility, on 9.5± acres.	
2	D21-0005	La Cima Crossing, Block B, Lot 3R	A Final Plat for La Cima Crossing, Block B, Lot 3R, on 9.5± acres.	
3	D21-0006	Lakewood, Phase 5	A Final Plat for Lakewood, Phase 5, for 95 single family residential lots and 12 HOA/Open Space Lots, on 41.23± acres.	
4	D21-0007	O'Connor Addition, Block D, Lot 6	A Final Plat for O'Connor Addition, Block D, Lot 6, on 0.4± acres.	
5	D21-0008	Brookhollow Multifamily	A Preliminary Site Plan for a multifamily development, consisting of 300 units, on 25.2± acres.	
6	D21-0009	Brookhollow Multifamily, Block A, Lots 1-3	A Conveyance Plat for Brookhollow Multifamily, Block A, Lots 1-3, on 25.2± acres.	
7	D21-0010	The Gates of Prosper	A Preliminary Site Plan for a retail development, on 12.9± acres.	
8	Z21-0002	Villages at Legacy Office	A request to rezone 9.8± acres from Planned Development-65 (PD-65) to Office (O).	
9	Z21-0003	Shops at Prosper Trail North	A request to rezone 12.0± acres from Single Family-15 (SF-15) to Planned Development (PD), generally to allow for an office/retail development.	
10	Z21-0004	Gates of Prosper	A request to amend Planned Development-67 (PD-67), the Gates of Prosper, generally to modify the Subdistrict 1 boundary and development standards.	
11	CA21-0001	NEQ Preston Road & Prosper Trail	A request to amend the Future Land Use Plan from Low Density Residential to Retail & Neighborhood Services.	
	February 2020	February 2021	YTD 2020	YTD 2021
Submittals	10	11	20	15

Shovel Ready—Non-Residential Project Status



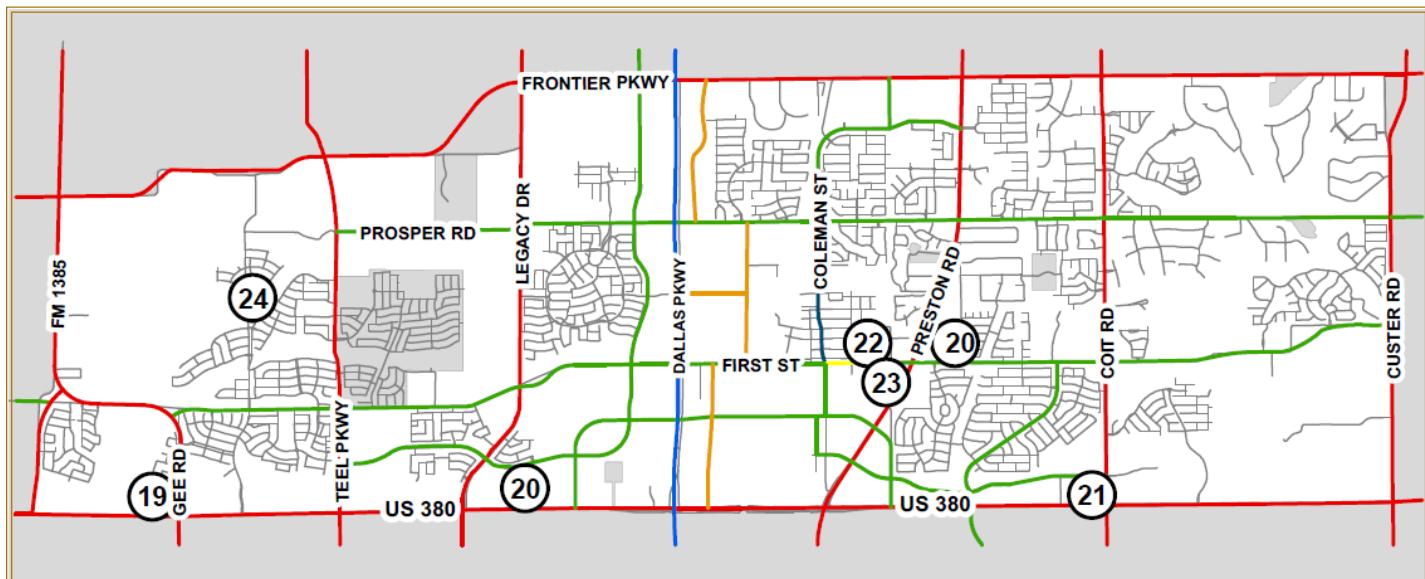
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road	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



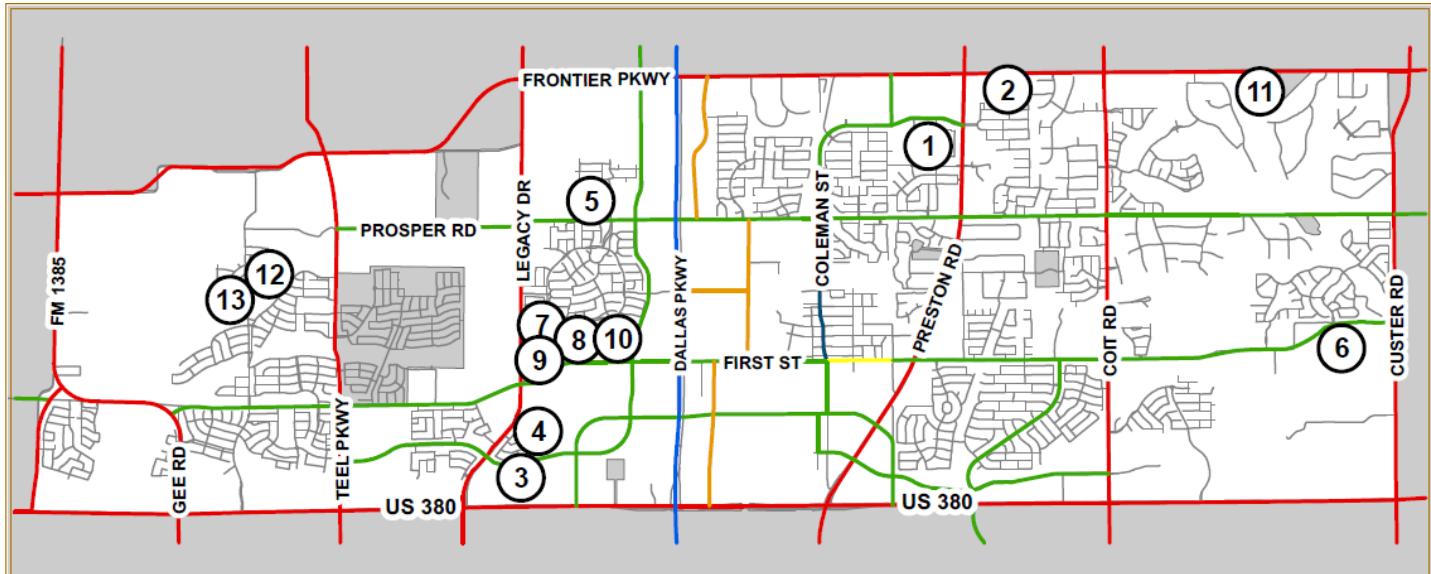
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
10	Rhea's Mill Baptist Church	5733 North Custer Road	House of Worship	Building permit approved Engineering—Civil plans approved Site Plan expires November 5, 2021	29,268	D19-0129
11	Prosper Trails Office Center	2300 & 2350 East Prosper 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	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
14	AutoZone	1340 North Preston Road	Retail Building	Building permit approved Engineering—Civil plans approved Site Plan expires March 15, 2022	6,925	D20-0028
15	Founders Academy of Prosper High School	4260 East First Street	Private School	No building permit application Engineering—Civil plans approved Site Plan expires December 2, 2021	48,731	D20-0045
16	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
17	380 Professional Park	2200-2380 Richland Boulevard	Multi-tenant Buildings	Building permit approved Engineering—Civil plans under review Site Plan expires June 3, 2021	95,226	D19-0112
18	Ford	2200 West University Drive	New Automobile Sales/Leasing Facility	Building permit approved Engineering—Civil plans under review Site Plan expires April 6, 2022	92,523	D19-0103

Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
19	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
20	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
21	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
22	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
23	Gates Car Wash & Automotive	400 & 420 South 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
24	Windsong Amenity Center 3	4261 Old Rosebud Lane	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					1,185,993	

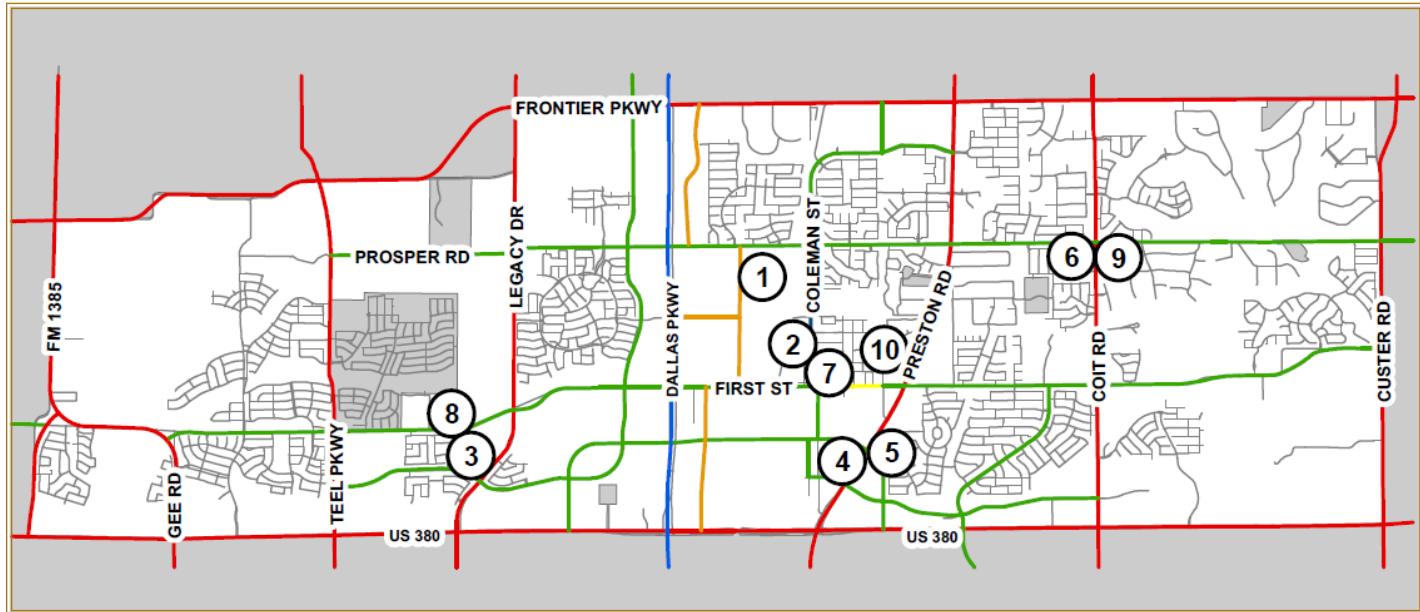
Under Construction & Shovel Ready—Residential Project Status



	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	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction	16	D18-0073
6	Malabar Hill	SWQ First Street / Custer Road	45.0±	Engineering Plans Under Review	96	D20-0055
7	Star Trail, Phase 6	NEQ Legacy Drive / Fishtrap Road	26.6±	Under Construction	67	D19-0121
8	Star Trail, Phase 7	NEQ Legacy Drive / Fishtrap Road	40.0±	Under Construction	118	D19-0122
9	Star Trail, Phase 8	NEQ Legacy Drive / Fishtrap Road	32.6±	Under Construction	66	D20-0042
10	Star Trail, Phase 9	NEQ Legacy Drive / Fishtrap Road	47.0±	Under Construction	73	D20-0043
11	Twin Creeks Ranch, Phase 1	SWQ Frontier Parkway / Custer Road	31.0±	Engineering Plans Under Review	16	D20-0073
12	Windsong Ranch, Phase 6B	NEQ Fishtrap / Teel Parkway	38.2±	Engineering Approved Released for early grading	120	D20-0052
13	Windsong Ranch, Phase 6C	NEQ Fishtrap Road / Teel Parkway	18.4±	Under Construction	65	D20-0070
Total Number of Lots Under Construction / Shovel Ready					987	

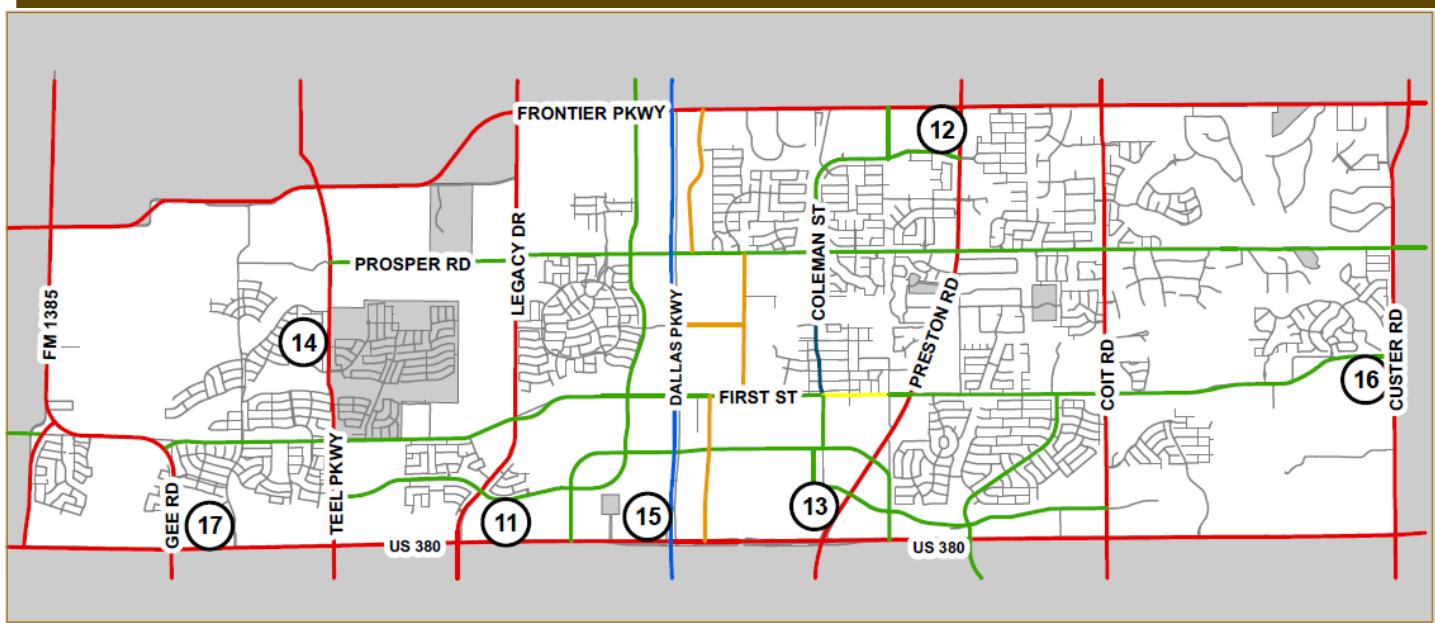
BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 727,405 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	D19-0095	CareNow	781 South Preston Road	4,500	\$1,450,000
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	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road	29,212	\$2,582,730

BUILDING INSPECTIONS



	Case Num- ber	Project Title	Project Address	Square Footage	Value
11	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive	68,662	\$14,400,000
12	D17-0079	Victory at Frontier	1921 North Preston Road	17,721	\$1,000,000
13	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road	15,758	\$1,330,000
14	D20-0034	Bryant Elementary School	3830 Freeman Way	95,904	\$17,878,922
15	D20-0036	Children's Health Medical Office Building	1300 Childrens Way	30,592	\$14,329,065
16	D20-0045	Founders Academy of Prosper Elementary & Gymnasium	4250 & 4300 East First Street	77,843	\$17,569,993
17	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. CareNow

781 South Preston Road

Valuation – \$1,450,000

Square Footage – 4,500

Permit Issued – February 12, 2021



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

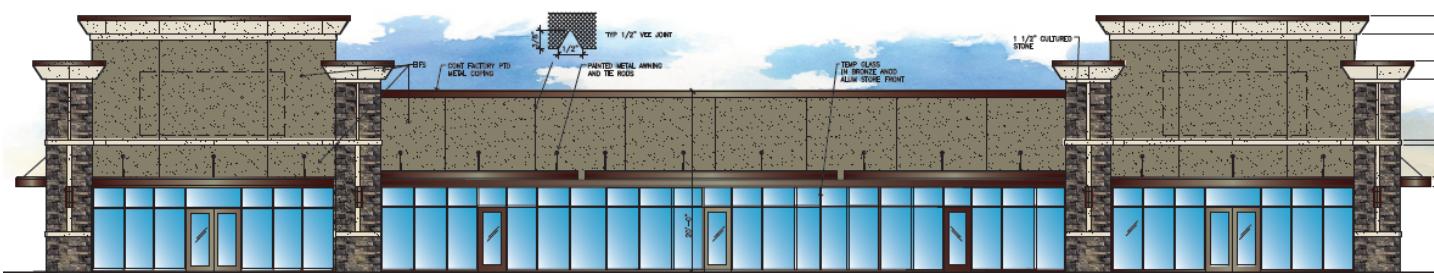
9. Whispering Farms Commercial (Multi-tenant Buildings)

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020





**10. 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



11. Chrysler, Dodge, Jeep & Ram
2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



**12. Victory at Frontier
(Multi-tenant Building)**

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



**13. 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



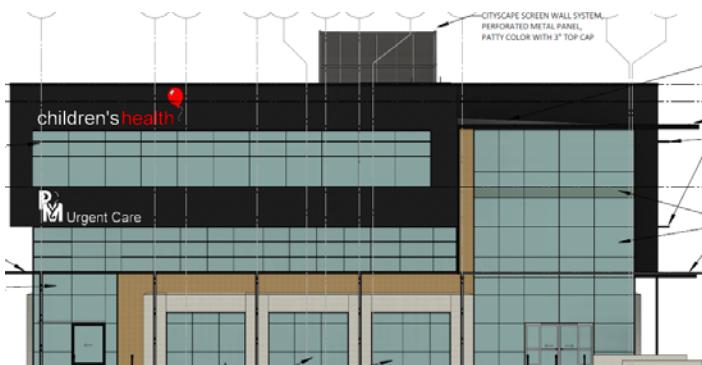
14. Bryant Elementary School

3830 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



15. Children's Health

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020

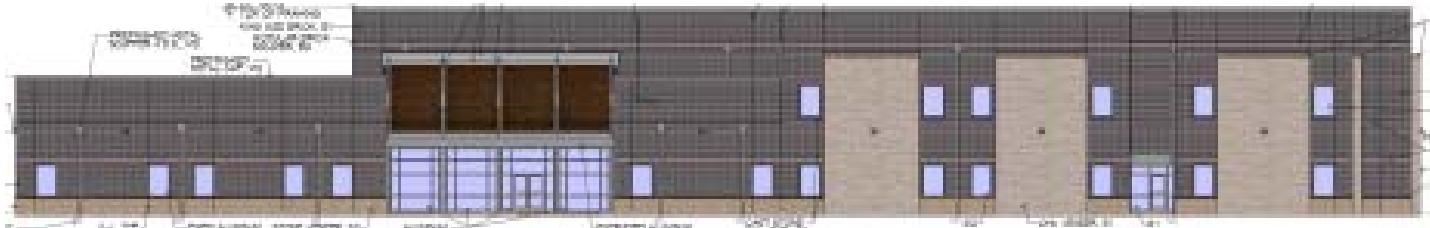
16. Founders Academy of Prosper (Elementary School & Gymnasium)

4250 & 4300 East First Street

Valuation – \$17,569,993

Square Footage – 77,843

Permit Issued – July 16, 2020



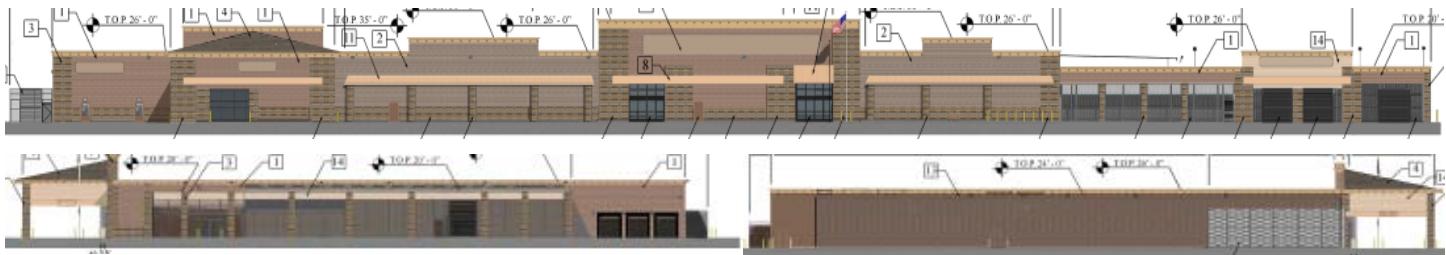
17. The Home Depot

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 February 2021	Permits Issued YTD
Falls at Prosper	Harwood Homes Our Country Homes	5	11
Greenspoint	Dave R Williams Homes	1	1
Lakes at Legacy	Shaddock Homes Grand Homes	1	3
Lakewood	Darling Homes of Texas Britton/Perry Homes Shaddock Homes Highland Homes Toll Brothers	20	52
Legacy Garden	Drees Custom Homes Risland Homes	5	10
Montclair	Siena Homes	2	2
Parks at Legacy	Pacesetter Homes Britton/Perry Homes Chesmar Homes	8	15
Parkside	Huntington Homes Drees Custom Homes	2	3
Prosper Lake on Preston	Bloomfield Homes	0	6
Saddle Creek	JPA Development StoneHollow Homes	1	3
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	29	58
Tanner's Mill	First Texas Homes	1	4
Windsong Ranch	Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes	13	42
Totals		88	210
	Builders	Permits Issued February 2021	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	6	10
Totals		6	10

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, February 2021

	February 2020	YTD 2020	February 2021	YTD 2021
Code Compliance Inspections	130	247	113	238
Citations Issued	4	8	3	7
Health Inspections	51	98	43	83

Health Inspection Results, February 2021

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Southern Whips	MFE	N/A	N/A	Fail
Waffle O'licious	MFE	N/A	N/A	Pass
The Pink Company	MFE	N/A	N/A	Pass
Ventura's Catering Truck #4418	MFE	N/A	N/A	Pass
5BarBQ	MFE	N/A	N/A	Pass
Spicy Tails	MFE	N/A	N/A	Pass
Sonic	Restaurant	100 North Preston Road Suite A	84	Pass
Donut Plus	Restaurant	1049 North Preston Road Suite 30	77	Pass
Rice Pot Express	Restaurant	1049 North Preston Road Suite 40	75	Pass
Pizza Hut	Restaurant	1049 North Preston Road Suite 20	80	Pass
Firehouse Subs	Restaurant	1141 South Preston Road Suite 20	87	Pass
Honeylu's Coffee	Restaurant	1170 North Preston Road Suite 130	79	Pass
Marco's Pizza	Restaurant	1180 North Coit Road Suite 20	81	Pass
Palio's Pizza Café	Restaurant	120 North Preston Road Suite 10	75	Pass
Yummi Sushi: Kroger	Restaurant	1250 North Preston Road	CO	Fail

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Kroger	Grocery Store	1250 North Preston Road	Complaint	Pass
CVS Pharmacy	Convenience Store	2451 East University Drive	85	Pass
7-Eleven	Convenience Store	2101 North Preston Road	CO	Fail
7-Eleven	Convenience Store	2101 North Preston Road	CO	Pass
Legacy Bagels	Restaurant	2381 East University Drive Suite 10	CO	Fail
Starbucks Coffee	Restaurant	4261 East University Drive Suite 10	95	Pass
Jersey Mike's Subs	Restaurant	4740 West University Drive Suite 50	88	Pass
Hungry Platters	Restaurant	4740 West University Drive Suite 90	CO	Pass
Raising Cane's	Restaurant	4760 West University Drive	95	Pass
Prosper Pantry	Restaurant	608 East First Street	86	Pass
Kiddie Academy Of Prosper	Childcare	650 North Preston Road	CO	Fail

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.