

# Development Services Monthly Report

## Development Activity

### March 2021

#### Development Services

##### Planning

##### Building Inspections

##### Health & Code Compliance

##### Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of March, 2021

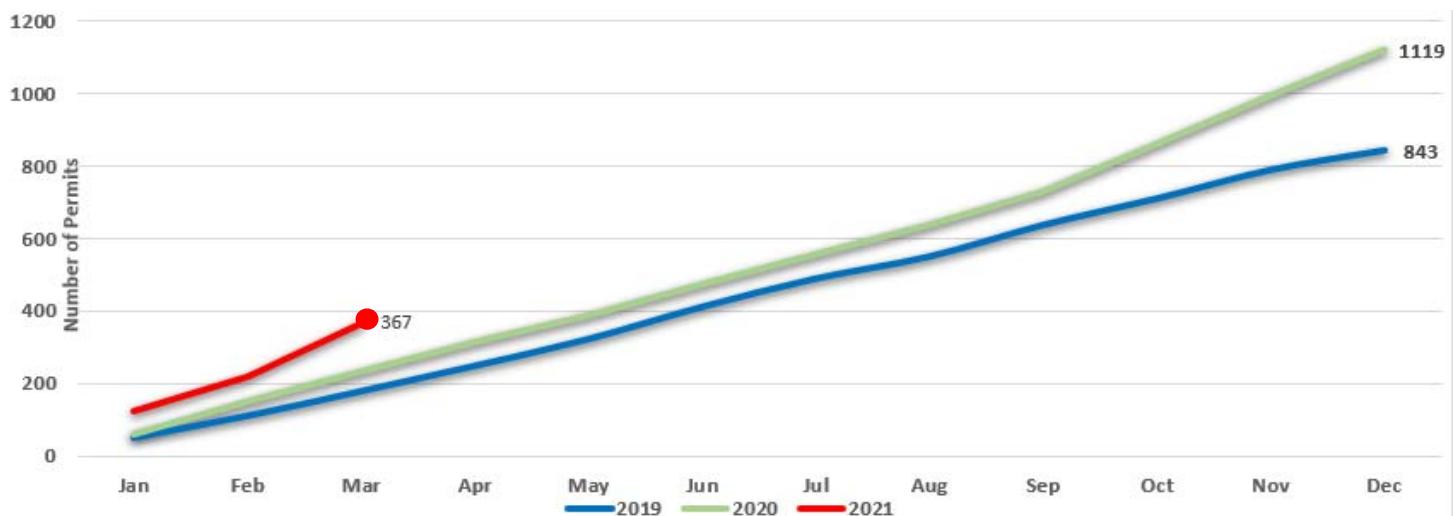
Single Family & Townhome Permits Issued – 147

Single Family & Townhome Permits Finaled – 68

Single Family & Commercial Inspections – 3,960

Certificates of Occupancy Issued – 13

#### Single Family Residential Permits Issued

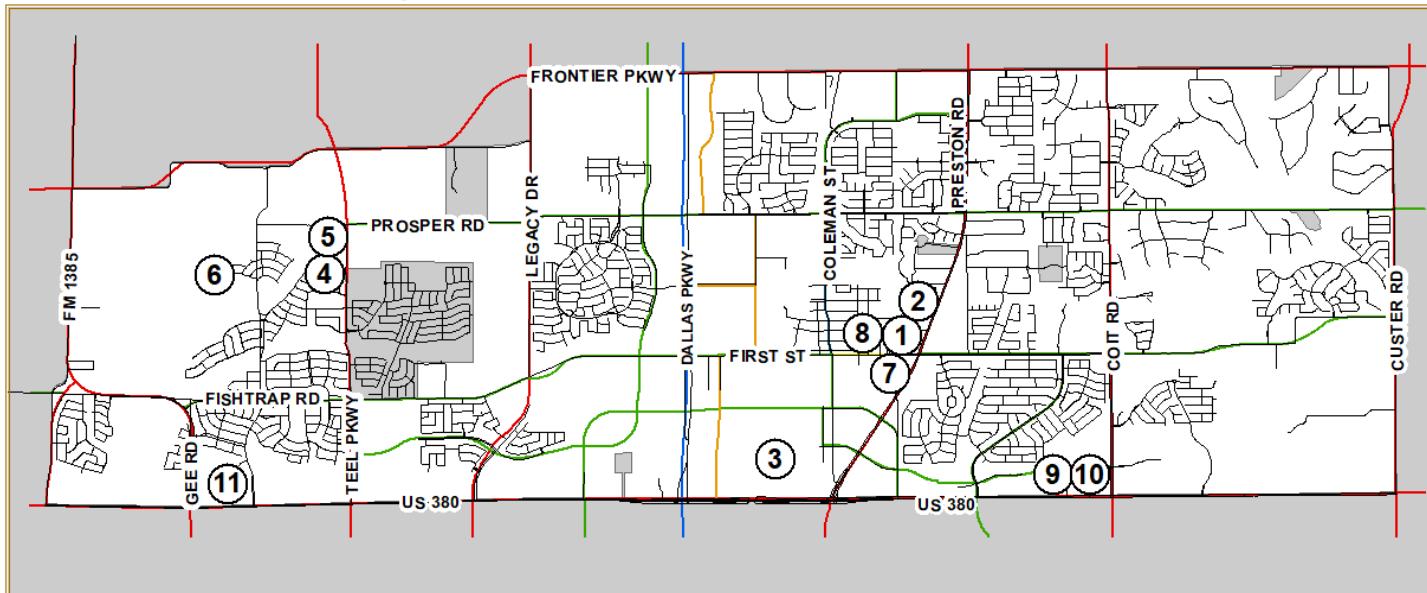


#### Single Family Residential Permits Issued by Quarter

	March	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	147	367	-	-	-	367
2020	73	232	241	255	391	1,119
2019	68	178	232	223	210	843

# PLANNING

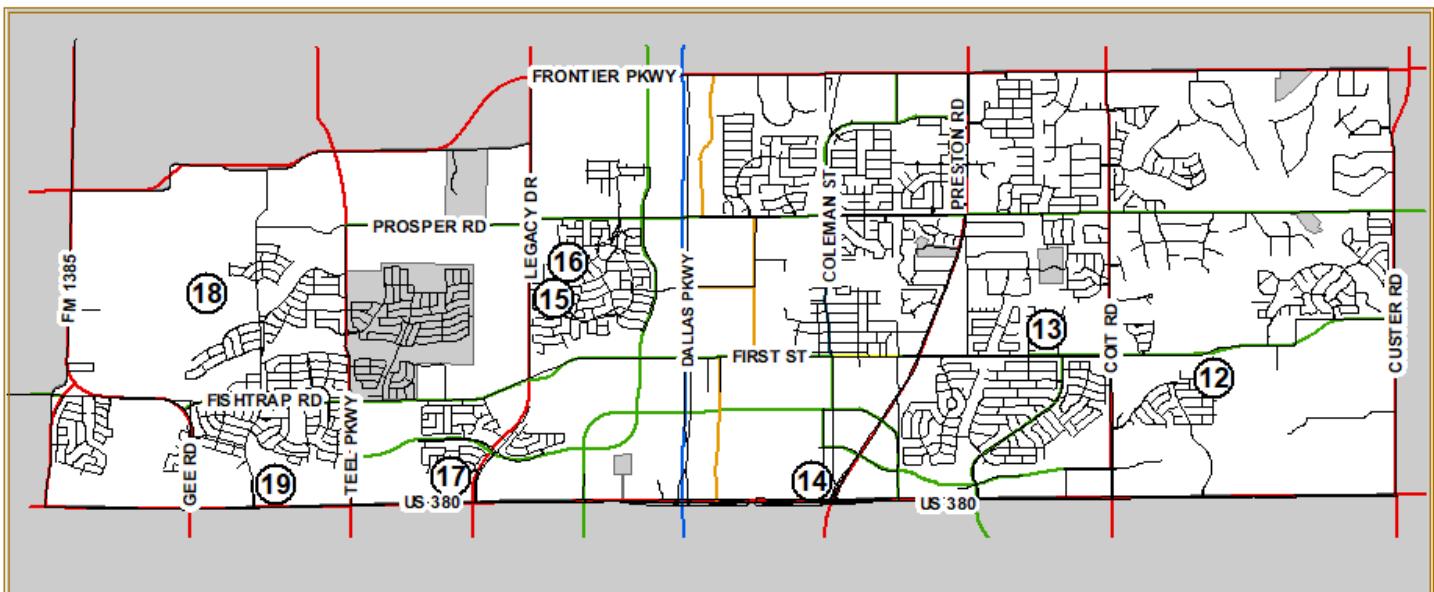
## March 2021 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D21-0011	Windmill Hill, Phase 2	A Site Plan for an office development Windmill Hill, on 8.3± acres.
2	D21-0012	Windmill Hill Addition, Block A, Lot 1R	A Replat for Windmill Hill Addition, Block A, Lot 1R, on 8.3± acres.
3	D21-0013	Gates of Prosper, Phase 2, Block B, Lots 2R & 3-7	A Revised Conveyance Plat for Gates of Prosper, Phase 2, Block B, Lots 2R & 3-7, on 190.3± acres.
4	D21-0014	Windsong Ranch, Phase 6A	A Final Plat for Windsong Ranch, Phase 6A, for 103 single family residential lots, and two (2) HOA/open space lots, on 42.0± acres.
5	D21-0015	Windsong Ranch, Phase 8	A Final Plat for Windsong Ranch, Phase 8, for 201 single family residential lots, and four (4) HOA/open space lots, on 56.0± acres.
6	D21-0016	Windsong Ranch, Phases 7B & 7D-7I	A Preliminary Plat for Windsong Ranch, Phases 7B & 7D-7I, for 301 single family residential lots, and six (6) HOA/open space lots, on 133.5± acres.
7	D21-0017	Gates of Prosper, Block E, Lot 2	A Final Plat for Gates of Prosper, Block E, Lot 2, on 2.7± acres.
8	D21-0018	805 East First Street	A Site Plan for a parking lot expansion, on 1.1± acres, located on the northeast corner of First Street and Craig Road.
9	D21-0019	Prosper Commons, Block B, Lot 7	A Site Plan for a retail building, on 1.2± acres.
10	D21-0020	Prosper Commons, Block B, Lot 7	A Final Plat for Prosper Commons, Block B, Lot 7, on 1.2± acres.
11	D21-0021	Home Depot	A request for a concrete panel screening wall in lieu of a masonry wall for Home Depot, on 11.03± acres.

# PLANNING

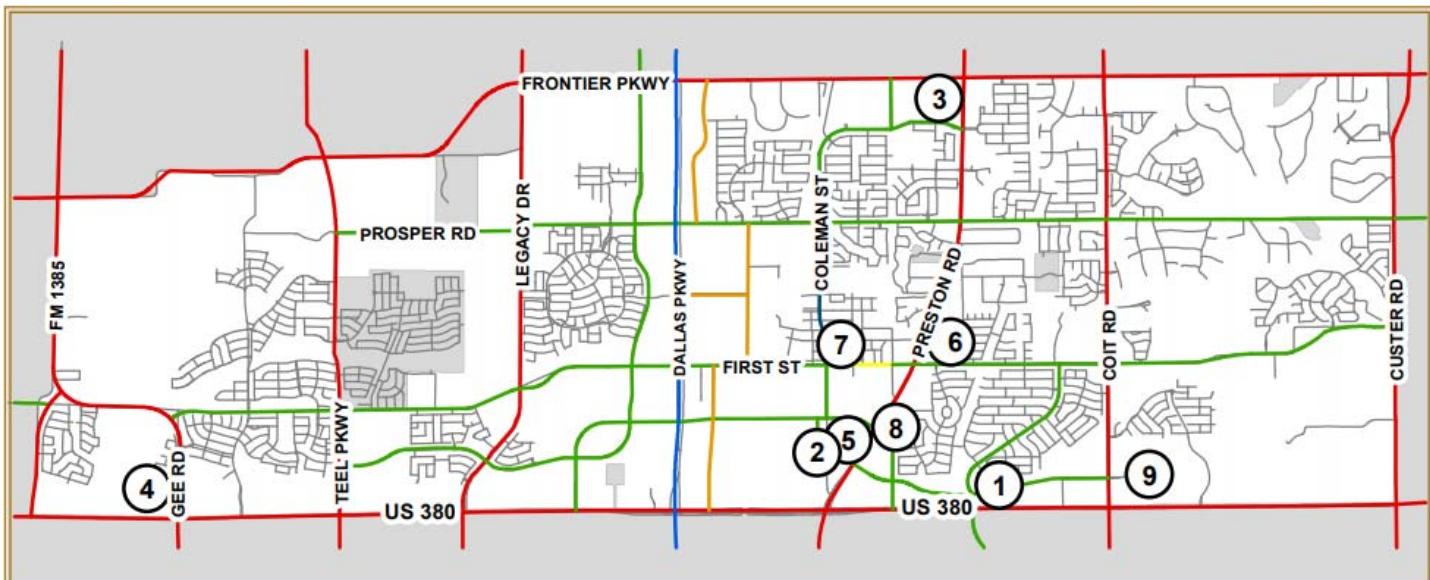
## March 2021 Zoning and Development Applications



	Case Number	Project Title	Project Description
12	D21-0022	Lakewood, Phase 6	A Final Plat for Lakewood, Phase 6, for 39 single family residential lots, and one (1) HOA/open space lot, on 11.6± acres.
13	D21-0023	Steeplechase Lakes of Prosper	An Replat for Steeplechase Lake of Prosper, Block A, Tract 2R and Lot 41R, on 2.9± acres. The purpose is to plat a portion of HOA-owned Tract 2 into Lot 41.
14	D21-0024	Gates of Prosper, Phase 3	A Site Plan for a big box retailer, on 12.8± acres.
15	D21-0025	Prosper ISD Elementary School No. 15	A Site Plan for Prosper ISD Elementary School No. 15, on 14.5± acres.
16	D21-0026	Prosper ISD Elementary School No. 15	A Final Plat for Prosper ISD Elementary School No. 15 Addition, Block A, Lot 1, on 14.5± acres.
17	D21-0027	Lakes at Legacy, Phase 3	A Final Plat for Lakes at Legacy, Phase 3, For 64 single family residential lots, and six (6) HOA/open space lots, on 15.7± acres.
18	D21-0028	Windsong Ranch, Phases 7E & 7F	A Final Plat for Windsong Ranch, Phases 7E & 7F, for 162 single family residential lots, and three (3) HOA/open space lots, on 33.1± acres.
19	MD21-0004	Cook Children's	A request for a Sign Waiver for Cook Children's Medical center, regarding monument and internal directional signage.

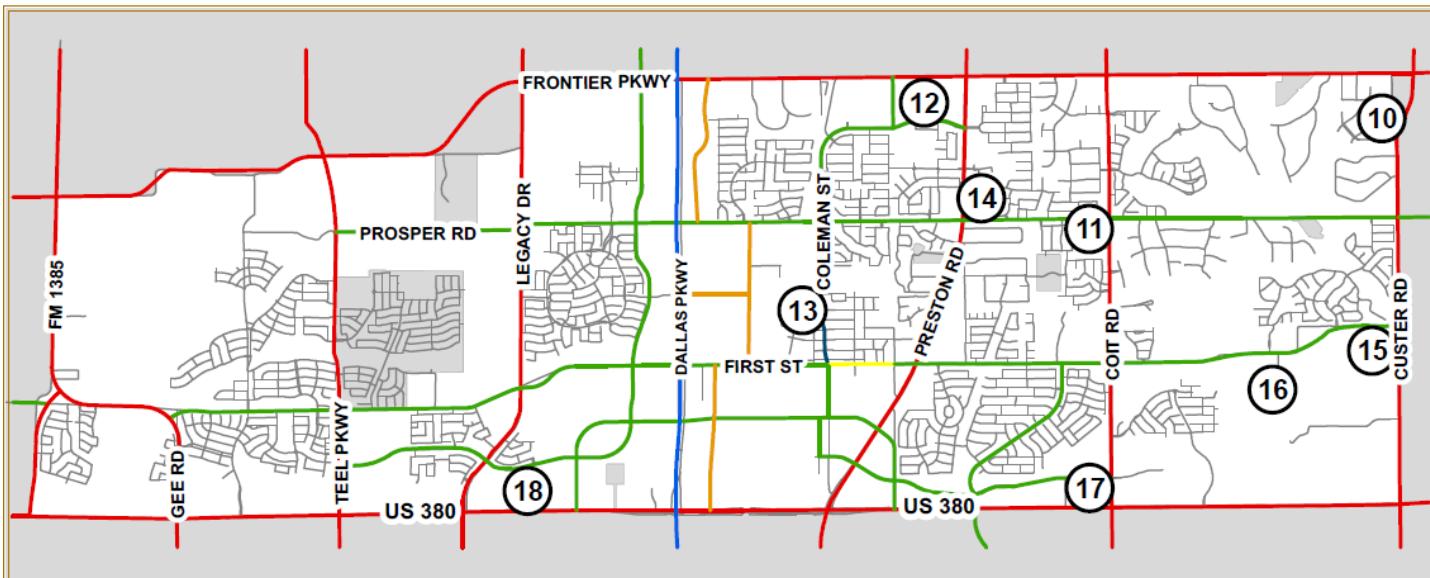
	March 2020	March 2021	YTD 2020	YTD 2021
Submittals	24	19	44	34

## Shovel Ready—Non-Residential Project Status



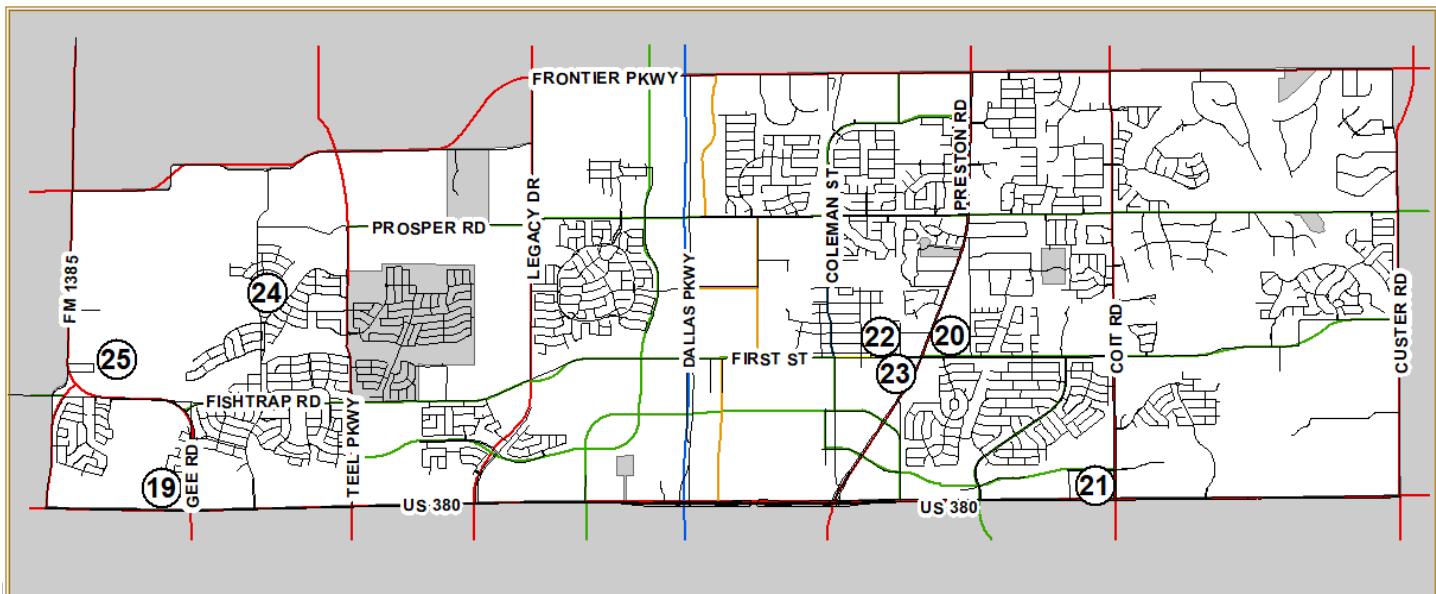
	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans approved Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road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



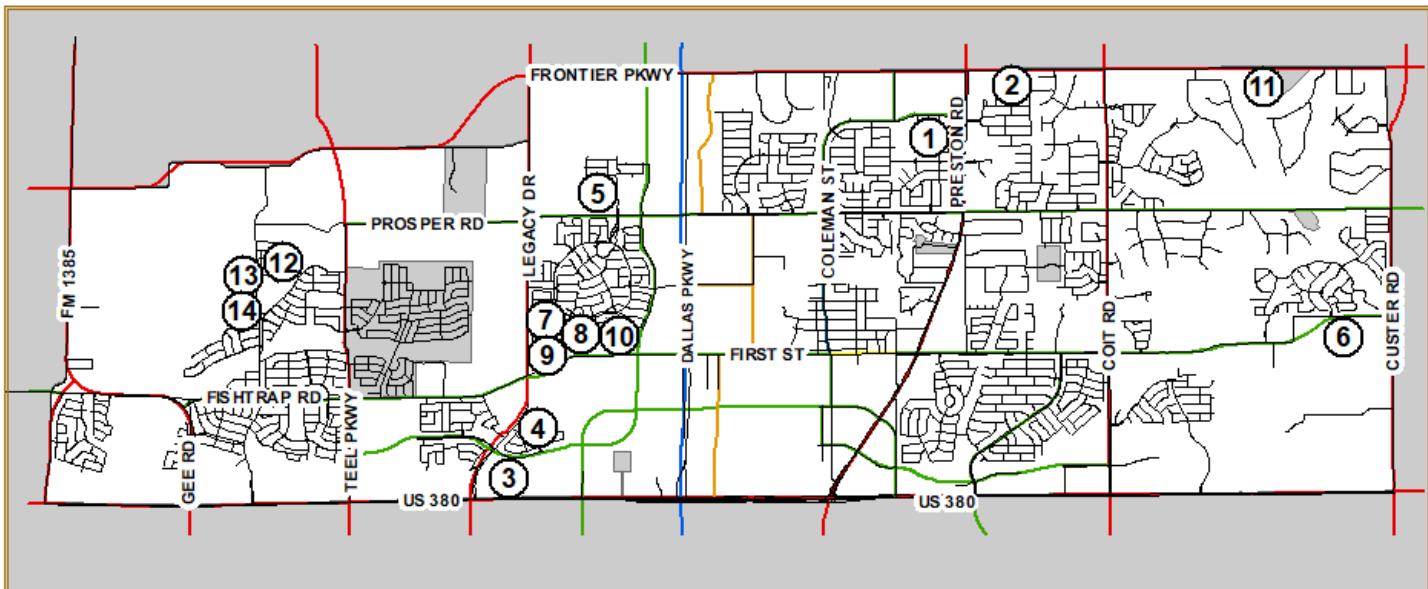
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
10	Rhea's Mill Baptist Church	5733 North Custer Road	House of Worship	Building permit approved Engineering—Civil plans approved Site Plan expires November 5, 2021	29,268	D19-0129
11	Prosper Trails Office Center	2300 & 2350 East Prosper 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—Released for Early Grading 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	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	Downtown Office	705 East First Street	Residential Conversion to Office	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 Repair	Building permit under review Engineering—Civil plans under review Site Plan expires July 5, 2022	10,102	D20-0100
24	Windsong Amenity Center No. 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
25	Denton ISD Middle School No. 9	200 Denton Way	Public School	Building permit under review Engineering—Civil plans under review Site Plan expires September 2, 2022	178,917	D20-0102
<b>Total Building Square Footage Under Construction</b>					1,364,910	

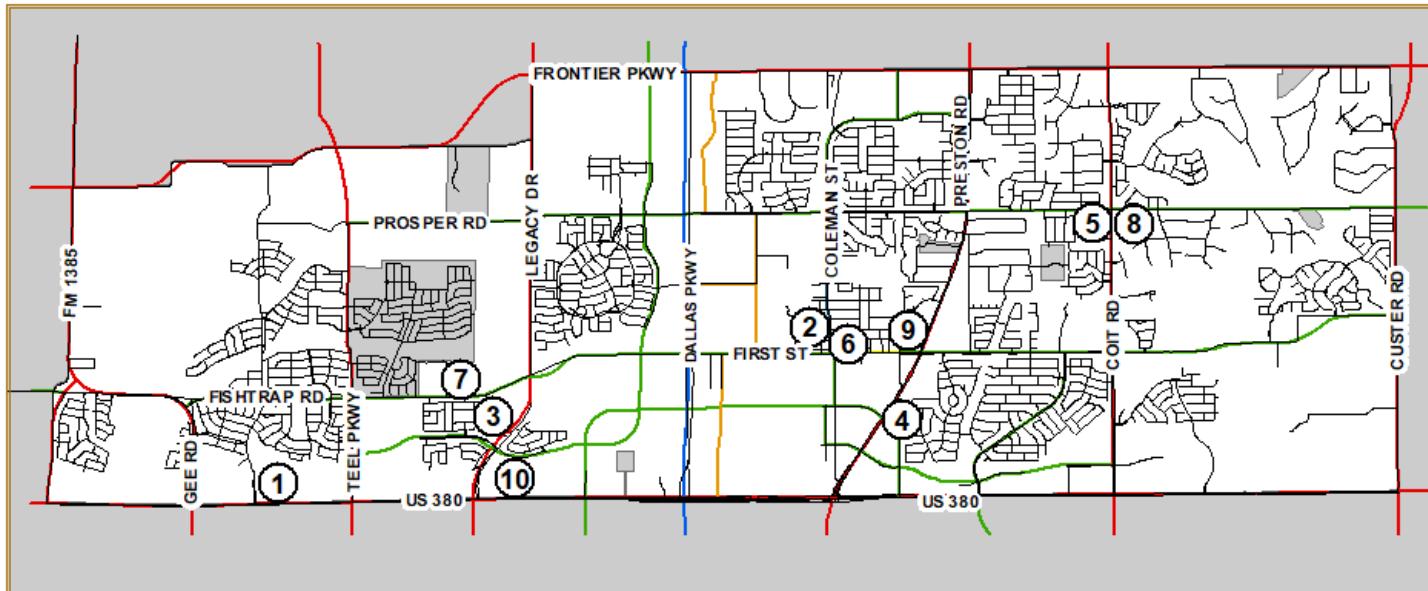
# Under Construction & Shovel Ready—Residential Project Status



	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±	Under Construction	104	D20-0097
4	Hills at Legacy, Phase 2	NEQ Prairie Drive / Legacy Drive	26.5±	Under Construction	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	68	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
14	Windsong Ranch, Phase 7A & 7C	NWQ Teel Parkway / Fishtrap Road	29.7±	Engineering Plans Under Review Released for early grading	88	D21-0002
Total Number of Lots Under Construction / Shovel Ready					1,077	

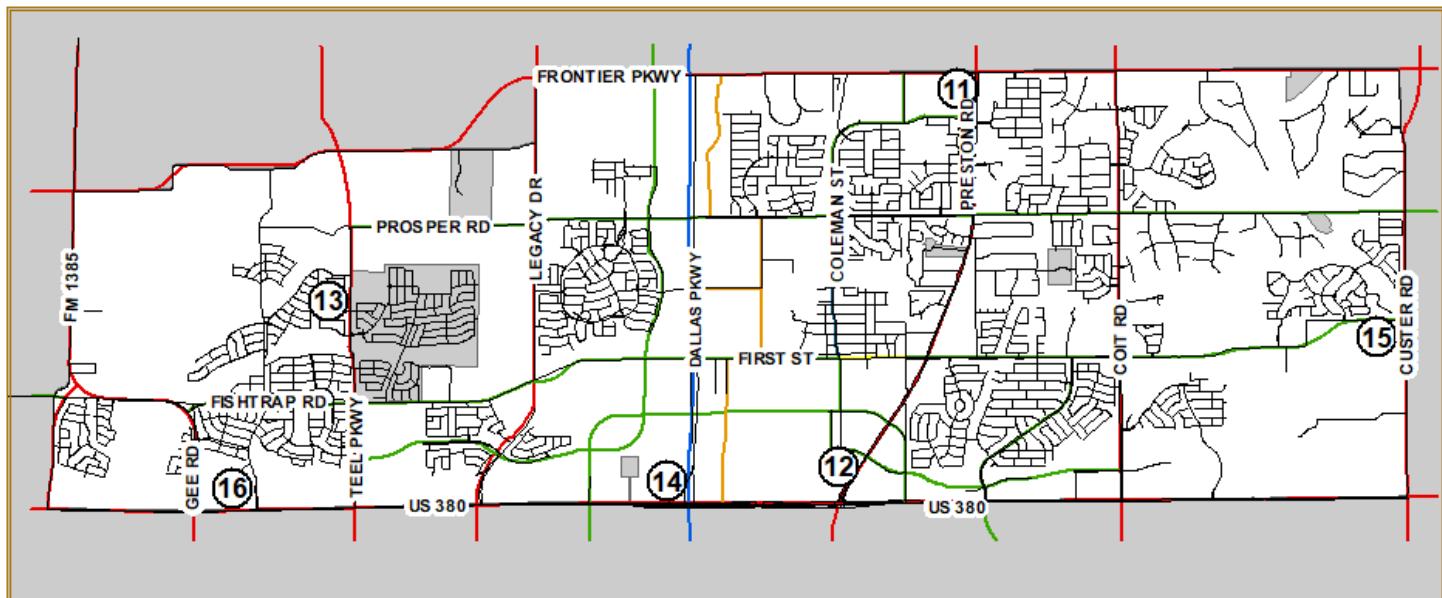
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 723,389 Square Feet  
Details for Each Project on Following Pages



	Case Number	Project Title	Project Address	Square Footage	Value
1	D19-0127	Cooks Children's	4100 West University Drive	200,129	\$66,226,568
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	D19-0095	CareNow	781 South Preston Road	4,500	\$1,450,000
5	D18-0102	Prosper Trails Office Center	2200 & 2250 East Prosper Trail	18,043	\$1,500,000
6	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
7	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road	21,530	\$2,800,000
8	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000
9	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road	29,212	\$2,582,730
10	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive	68,662	\$14,400,000

# BUILDING INSPECTIONS



	Case Number	Project Title	Project Address	Square Footage	Value
11	D17-0079	Victory at Frontier	1921 North Preston Road	17,721	\$1,000,000
12	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road	15,758	\$1,330,000
13	D20-0034	Bryant Elementary School	3830 Freeman Way	95,904	\$17,878,922
14	D20-0036	Children's Health Medical Office Building	1300 Childrens Way	30,592	\$14,329,065
15	D20-0045	Founders Academy of Prosper (Elementary School & Gymnasium)	4250 & 4300 East First Street	77,843	\$17,569,993
16	D18-0094	The Home Depot	4450 West University Drive	105,229	\$2,537,000



## **1. Cooks Children's**

4100 West University Drive

Valuation – \$66,226,568

Square Footage – 200,129

Permit Issued – November 30, 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. CareNow**

781 South Preston Road

Valuation – \$1,450,000

Square Footage – 4,500

Permit Issued – February 12, 2021



#### **5. 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



#### **6. Lake Point Assisted Living Facility**

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020



## 7. CHC Office Fishtrap (Multi-tenant Buildings)

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020

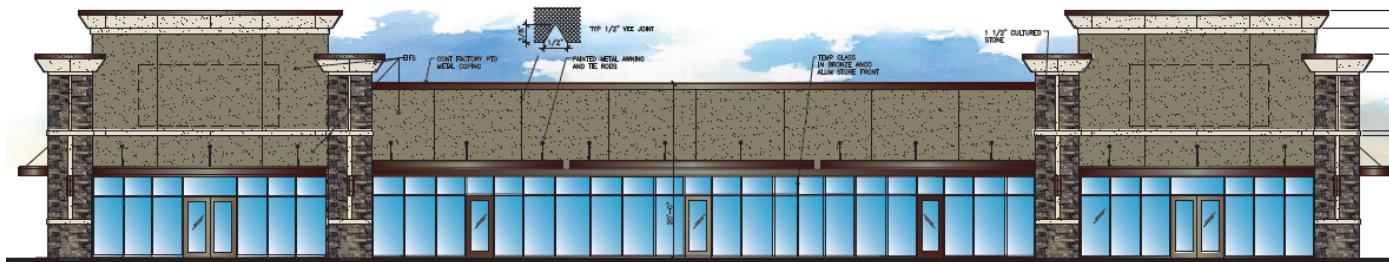
## 8. Whispering Farms Commercial (Multi-tenant Buildings)

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020



## 9. 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





## **10. Chrysler, Dodge, Jeep & Ram**

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



## **11. Victory at Frontier (Multi-tenant Building)**

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



## **12. 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



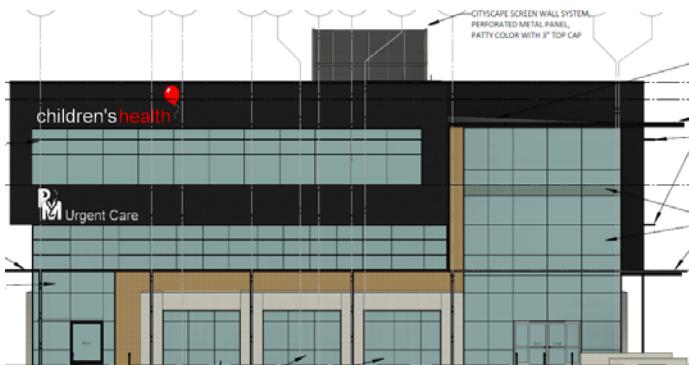
### 13. Bryant Elementary School

3830 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



### 14. Children's Health

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020

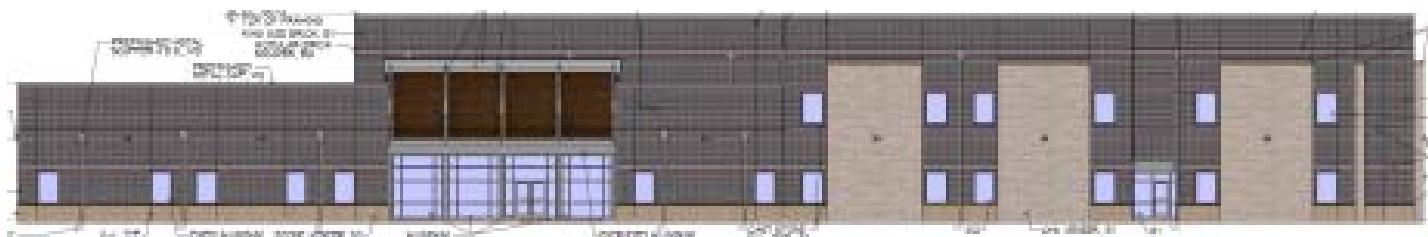
### 15. Founders Academy of Prosper (Elementary School & Gymnasium)

4250 & 4300 East First Street

Valuation – \$17,569,993

Square Footage – 77,843

Permit Issued – July 16, 2020



## 16. 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 March 2021	Permits Issued YTD
Falls at Prosper	Harwood Homes Our Country Homes	4	15
Greenspoint	Dave R Williams Homes	0	1
Lakes at Legacy	Shaddock Homes Grand Homes	11	14
Lakewood	Darling Homes of Texas Britton/Perry Homes Shaddock Homes Highland Homes Toll Brothers	42	94
Legacy Garden	Drees Custom Homes Risland Homes	7	17
Montclair	Siena Homes	0	2
Parks at Legacy	Pacesetter Homes Britton/Perry Homes Chesmar Homes	8	23
Parkside	Huntington Homes Drees Custom Homes	0	3
Prosper Lake on Preston	Bloomfield Homes	3	9
Saddle Creek	JPA Development StoneHollow Homes	4	7
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	26	84
Tanner's Mill	First Texas Homes	8	12
Windsong Ranch	Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes	25	67
<b>Totals</b>		<b>138</b>	<b>348</b>
	Builders	Permits Issued March 2021	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	9	19
<b>Totals</b>		<b>9</b>	<b>19</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, March 2021

	March 2020	YTD 2020	March 2021	YTD 2021
Code Compliance Inspections	115	368	149	387
Citations Issued	3	11	1	8
Health Inspections	38	136	47	130

## Health Inspection Results, March 2021

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Southern Whips	MFE	N/A	N/A	Pass
Carnalito Catering No 2	MFE	N/A	Complaint	Fail
M & G Truck No 3	MFE	N/A	N/A	Pass
Waffle O'Licious	MFE	N/A	N/A	Pass
Cajun Made Crawfish & Seafood	MFE	N/A	N/A	Pass
Cousins Maine Lobster Truck No 1	MFE	N/A	N/A	Pass
Cousins Maine Lobster Truck No 2	MFE	N/A	N/A	Pass
Sonic	Restaurant	100 North Preston Road Suite A	Follow Up	Fail
Sonic	Restaurant	100 North Preston Road Suite A	Follow Up No 2	Pass
Windsong Café	Restaurant	1001 Windsong Parkway	91	Pass
Pizza Hut	Restaurant	1049 North Preston Road Suite 20	Follow Up	Pass
Prosper Nutrition	Restaurant	1061 North Coleman Street Suite 200	94	Pass
Subway	Restaurant	1099 North Preston Road	94	Pass
Exxon Tiger Mart No 45	Convenience Store	1099 North Preston Road	90	Pass
Firehouse Subs	Restaurant	1141 South Preston Road Suite 20	Follow Up No 2	Pass

## Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Smallcakes	Restaurant	1101 South Preston Road Suite 20	93	Pass
Pie Five	Restaurant	1101 South Preston Road Suite 10	77	Pass
Wisk AM Eatery	Restaurant	111 South Preston Road Suite 30	79	Pass
Sauce Pizza And Wine	Restaurant	1151 South Preston Road Suite 10	Follow Up	Pass
Fossil Creek Liquor	Liquor Store	1180 East Prosper Trail Suite 10	CO	Pass
Sugar Boy Donuts	Restaurant	1180 North Coit Road Suite 60	Follow Up	Pass
Starbucks: Kroger	Restaurant	1250 North Preston Road Suite 30	95	Pass
Yummi Sushi: Kroger	Restaurant	1250 North Preston Road Suite 30	CO	Fail
Yummi Sushi: Kroger	Restaurant	1250 North Preston Road Suite 30	CO	Pass
Mooyah Burgers And Fries	Restaurant	1350 North Preston Road Suite 10	75	Pass
Mesas's Mexican Grill	Restaurant	2111 East University Drive Suite 10	72	Pass
Panda Express	Restaurant	2251 East University Drive	92	Pass
Legacy Bagels	Restaurant	2381 East University Drive Suite 10	84	Pass

## Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
CVS Pharmacy	Convenience Store	2451 East University Drive	Follow Up	Fail
CVS Pharmacy	Convenience Store	2451 East University Drive	Follow Up No 2	Pass
Fuzzy's Taco Shop	Restaurant	4740 West University Drive Suite 20	75	Pass
Hungry Platters	Restaurant	4740 West University Drive Suite 90	79	Pass
Jersey Mike's Subs	Restaurant	4740 West University Drive Suite 150	Follow Up	Pass
Jack In The Box	Restaurant	4750 West University Drive	87	Pass
Prosper Pantry	Restaurant	608 East First Street	Follow Up	Pass
Donut Man	Restaurant	861 North Coleman Street Suite 160	Follow Up	Pass
Kiddie Academy Of Prosper	Childcare	650 North Preston Road	CO	Pass
Kids "R" Kids	Childcare	130 North Coit Road	Follow Up	Pass
Prosper Montessori Academy	Childcare	100 Gorgeous Road	80	Pass
Prosper Montessori Academy	Childcare	100 Gorgeous Road	Follow Up	Pass
Primrose School Of Windsong Ranch	Childcare	1050 Gee Road	94	Pass
Tanner's Mill	Pool	440 Kingsbury Lane	N/A	Pass
Tanner's Mill: Wade Pool	Pool	440 Kingsbury Lane	N/A	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.