



Development Services Monthly Report Development Activity April 2021

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance for the month of April, 2021

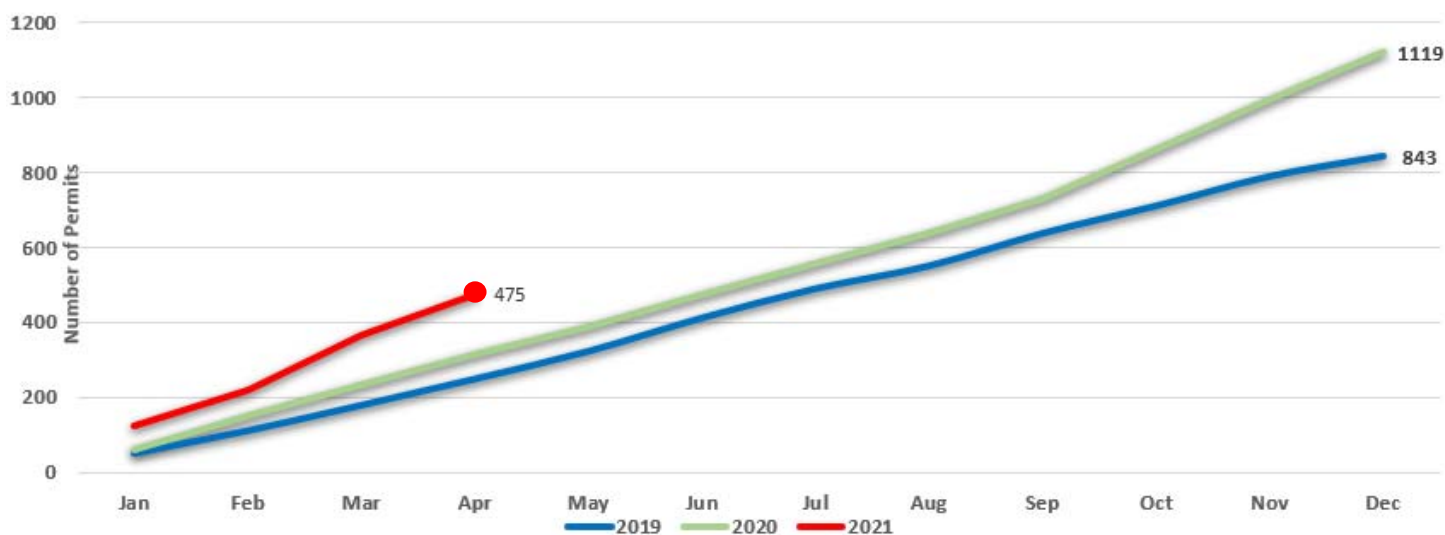
Single Family & Townhome Permits Issued – 108

Single Family & Townhome Permits Finaled – 72

Single Family & Commercial Inspections – 3,898

Certificates of Occupancy Issued – 18

Single Family Residential Permits Issued

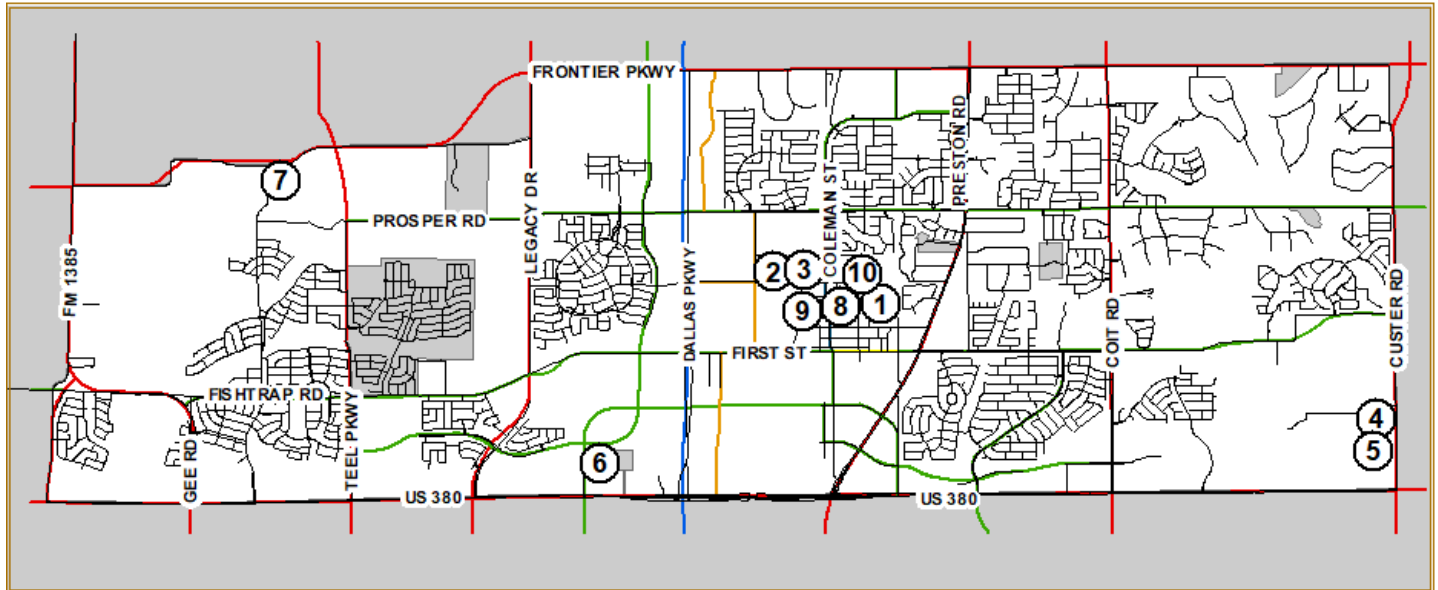


Single Family Residential Permits Issued by Quarter

	1st Quarter	April	Year to Date	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	367	108	475	-	-	-	475
2020	232	79	311	241	255	391	1,119
2019	178	70	248	232	223	210	843

PLANNING

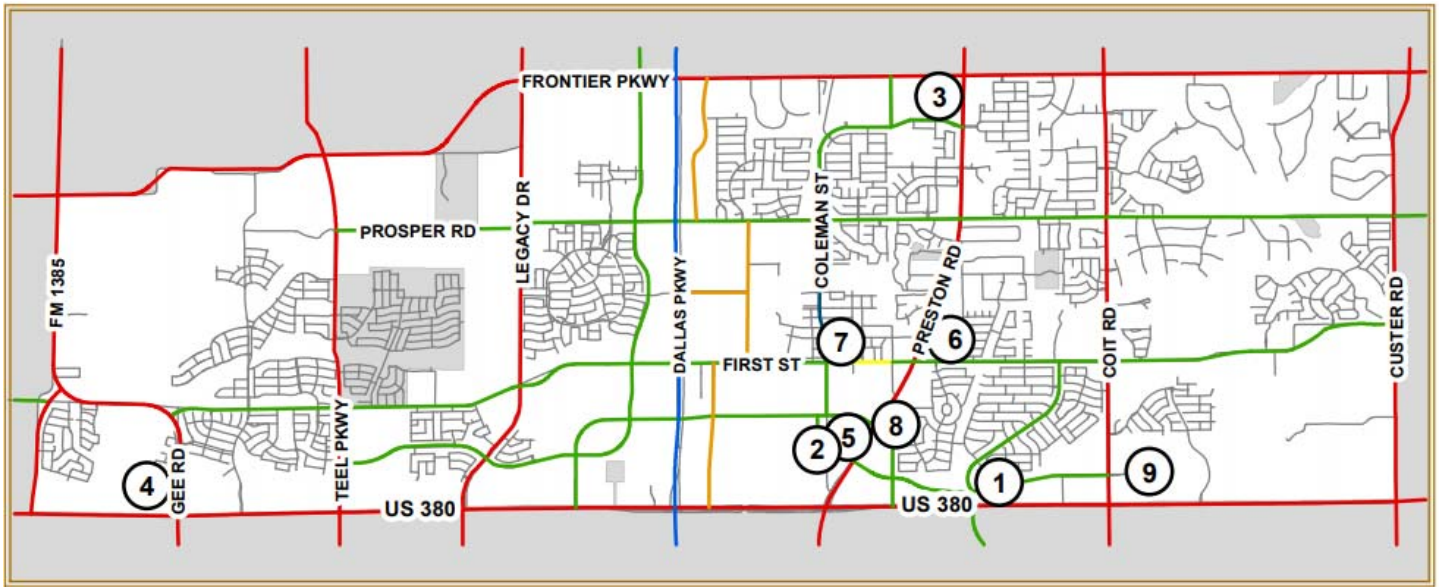
April 2021 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D21-0029	Prosper ISD Administration Temporary Building	A Site Plan for a Temporary Building at the Prosper ISD Administration Building, on 73.8± acres.
2	D21-0030	Prosper Business Park, Phase 3	A Site Plan for an office/warehouse building, on 4.8± acres.
3	D21-0031	Prosper Business Park, Block B, Lots 3 & 9	A Final Plat/Conveyance Plat for Prosper Business Park, Block B, Lots 3 & 9, on 4.8± acres.
4	D21-0032	SCI Prosper Trails	A Preliminary Site Plan for a funeral home, cemetery, and crematorium, on 53.3± acres.
5	D21-0033	SCI Prosper Trails Addition, Block A, Lots 1 & 2	A Conveyance Plat or SCI Prosper Trails Addition, Block A, Lots 1 & 2 on 53.3± acres.
6	D21-0034	Encompass Health	A Conceptual Development Plan for a medical office, on 8.2± acres.
7	D21-0035	Windsong Ranch, Phase 10	A Final Plat for Windsong Ranch, Phase 10, for 131 single family residential lots, and one (1) HOA/open space lot, on 29.3± acres.
8	Z21-0005	Downtown Office Conversion	A request to rezone 0.7± acre, from Single Family-15 (SF-15) to Planned Development-Downtown Office (PD-DTO), to facilitate the conversion of an existing building into a downtown office.
9	Z21-0006	Downtown Townhome	A request to rezone 3.4± acres from Downtown Commercial (DTC) to Planned Development (PD), to facilitate the development of thirty (30) townhome-style rental units.
10	CA21-0002	SEC Coleman Street & Seventh Street	A request to Future Land Use Plan, Old Town Insert Map, located on the east side of Coleman Street from the north side of Seventh Street to the north side of Fifth Street, from Old Town Single Family to Old Town Office.

	April 2020	April 2021	YTD 2020	YTD 2021
Submittals	16	10	60	44

Shovel Ready—Non-Residential Project Status

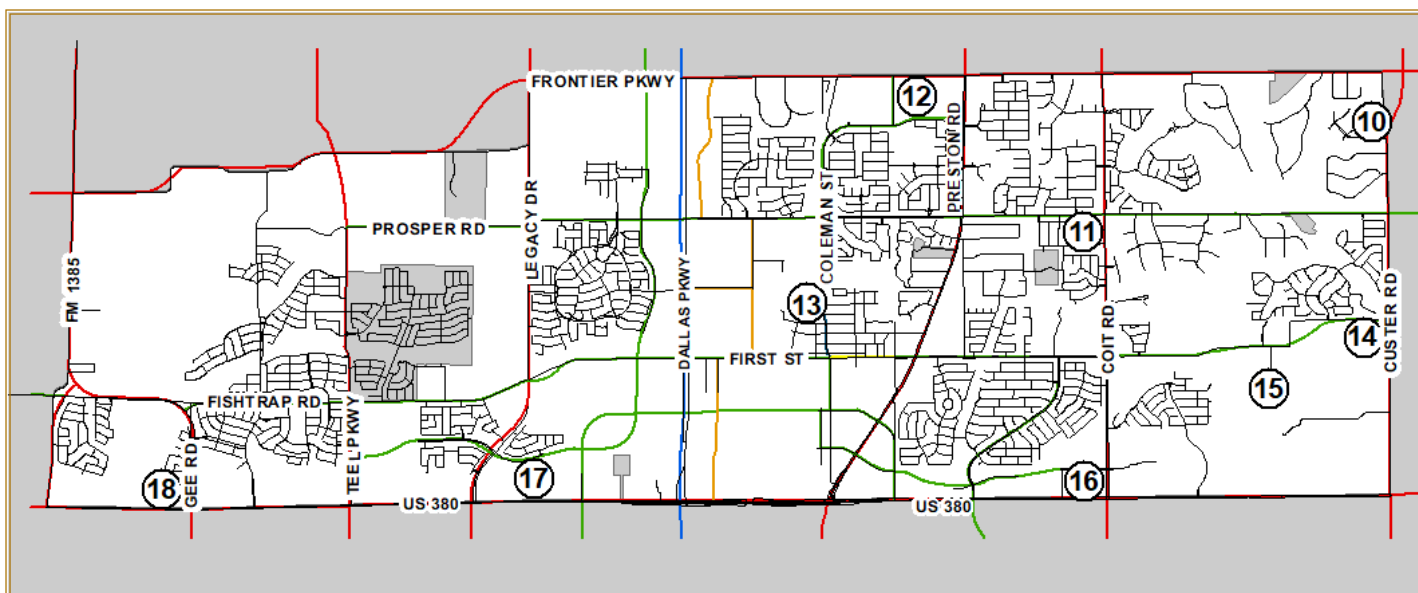


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston Road	Multi-tenant Building	Building permit approved 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 Site Plan expires October 7, 2021	19,000	D20-0002
4	LA Fitness	4900 West University Drive	Fitness Facility	Building permit approved Site Plan expires November 5, 2021	37,000	D19-0098
5	Longhorn Steakhouse	840 South Preston Road	Restaurant	No building permit application 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 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 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 Site plan expires August 15, 2022	2,824	D20-0090
9	Pinnacle Montessori	2720 Richland Boulevard	Daycare	No building permit application Site Plan expires June 3, 2021	10,916	D17-0073

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

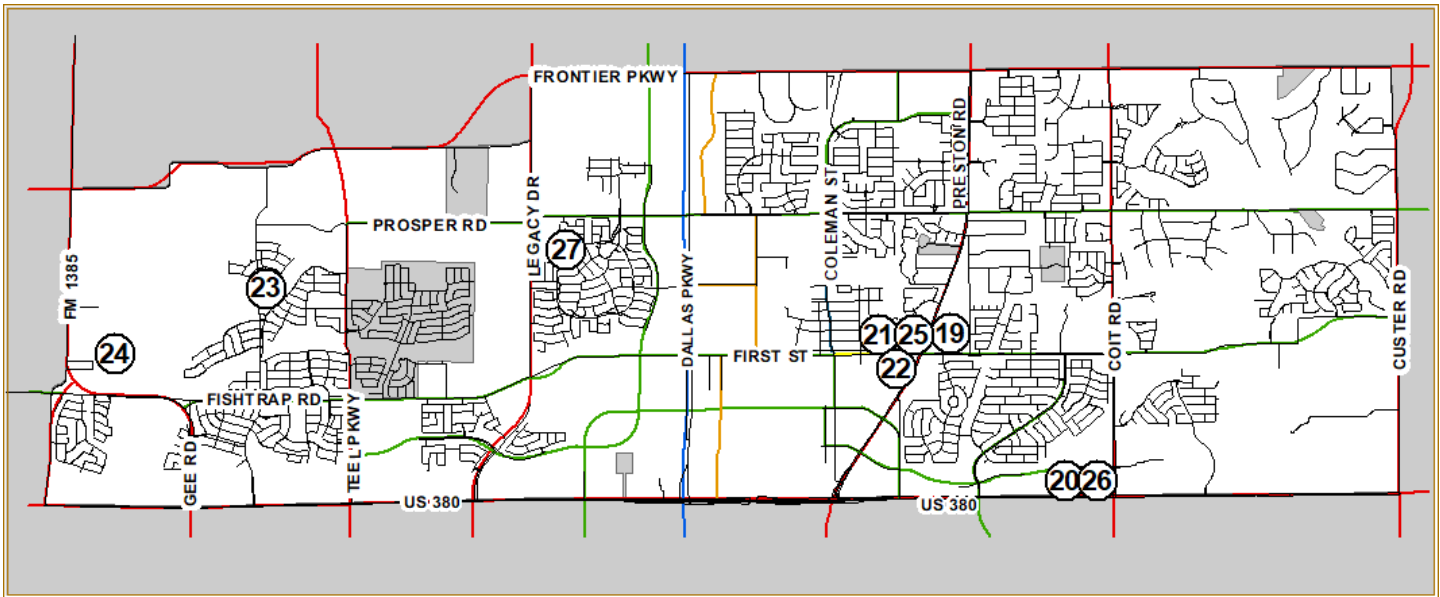


	Name	Location/ Address	Use	Status	Building Square Footage	Case #
10	Rhea's Mill Baptist Church	5733 North Custer Road	House of Worship	Building permit approved Site Plan expires November 5, 2021	29,268	D19-0129
11	Prosper Trails Office Center	2300 & 2350 East Prosper Trail	Multi-tenant Building	No building permit application Site Plan expires May 17, 2022	18,425	D20-0086
12	Prosper United Methodist Church	1801 Lanier Way	House of Worship	Building permit approved Site plan expires August 15, 2022	26,278	D20-0092
13	Downtown Office	206 South Coleman Street	Downtown Office	Building permit approved Site Plan expires August 4, 2021	6,636	D19-0118
14	Founders Academy of Prosper (High School)	4260 East First Street	School	No building permit application Site Plan expires December 2, 2021	48,731	D20-0045
15	Prosper ISD High School No. 3	3500 East First Street	High School	Building permit under review. Site Plan expires October 21, 2021	621,434	D20-0004
16	380 Professional Park	2200-2380 Richland Boulevard	Multi-tenant Buildings	Building permit approved Site Plan expires June 3, 2021	95,226	D19-0112
17	Ford	2200 West University Drive	New Automobile Sales/Leasing Facility	Building permit approved Site Plan expires April 6, 2022	92,523	D19-0103
18	Westfork Crossing, Lot 7	4890 West University Drive	Multi-tenant Building	No building permit application Site Plan expires October 7, 2021	17,121	D20-0022

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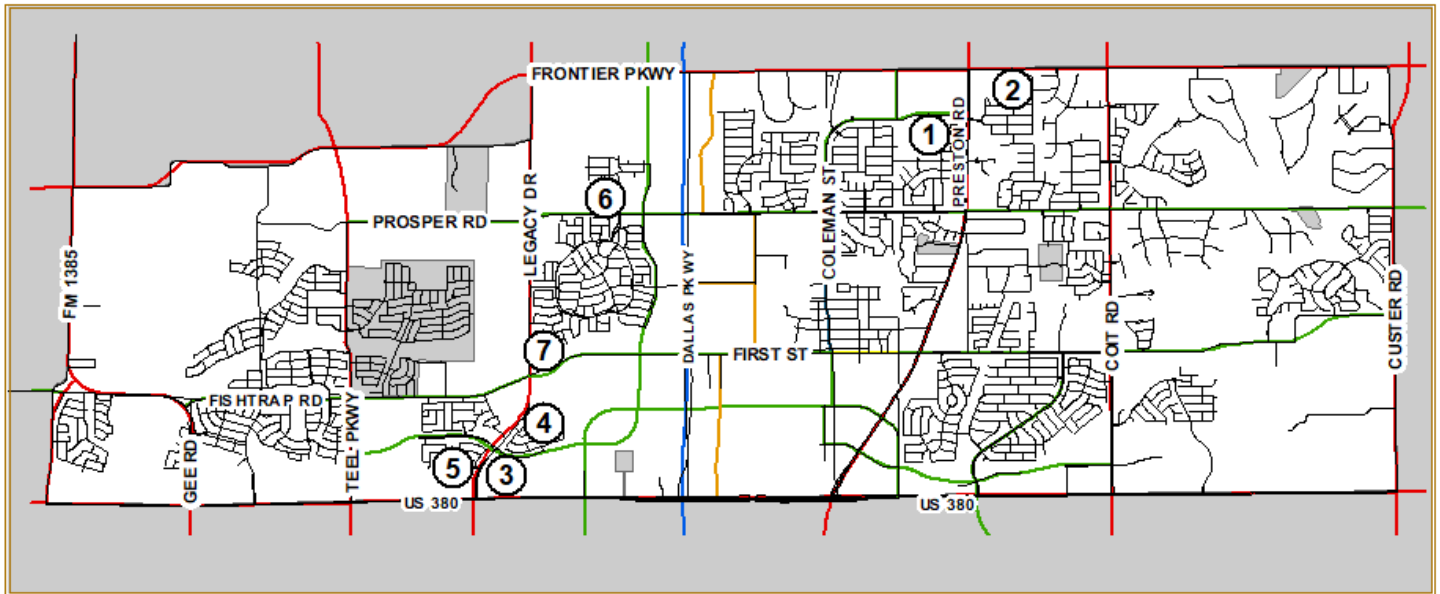
Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
19	SHB Prosper	291 South Preston Road	Office Buildings	No building permit application Site Plan expires April 6, 2022	57,024	D20-0074
20	Prosper Commons, Lot 5	2271 East University Drive	Multi-tenant Building	No building permit application Site Plan expires April 6, 2022	5,300	D20-0075
21	Downtown Office	705 East First Street	Residential Conversion to Office	No building permit application Site Plan expires April 6, 2022	2,013	D20-0077
22	Gates Car Wash & Automotive	400 & 420 South Preston Road	Car Wash & Minor Automotive Repair	Building permit approved Site Plan expires July 5, 2022	10,102	D20-0100
23	Windsong Amenity Center No. 3	4261 Old Rosebud Lane	Amenity Center	No building permit application Site Plan expires July 19, 2022	4,893	D20-0106
24	Denton ISD Middle School No. 9	200 Denton Way	Public School	Building permit under review Site Plan expires September 2, 2022	178,917	D20-0102
25	Windmill Hill	150,170,230, 240,250,260, 270 South Preston Road	Multi-tenant Office	No building permit application Site Plan expires October 6, 2022	87,960	D21-0011
26	Wild Fork Foods	2351 East University Drive	Retail	No building permit application Site Plan expires October 20, 2022	4,558	D21-0019
27	Prosper ISD Elementary School No. 15	1001 Star Meadow Drive	Public School	Building permit under review Site Plan expires October 20, 2022	96,113	D21-0025
Total Building Square Footage Under Construction					1,546,616	

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

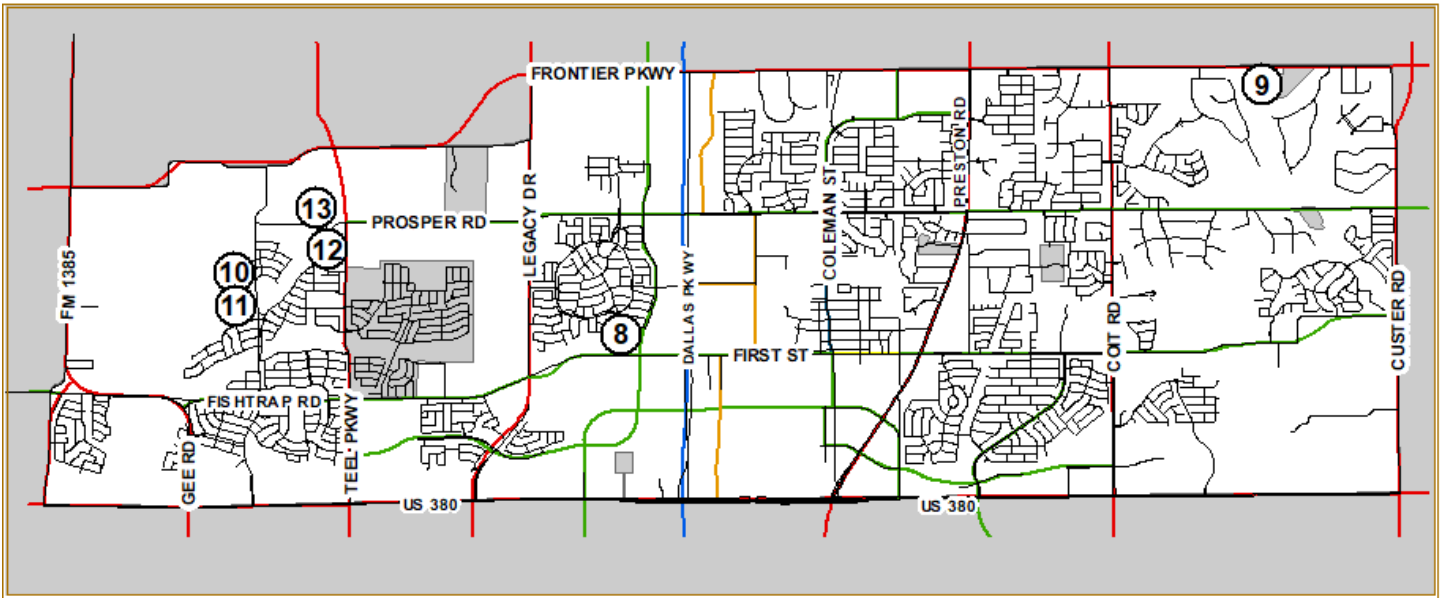


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	SWQ Coleman Street/ Preston Road	42.3±	Under Construction	91	D19-0021
2	Frontier Estates, Phase 2	SEQ Frontier Parkway/ Preston Road	40.2±	Under Construction	97	D15-0068
3	Greens at Legacy	SEQ Prairie Drive/ Legacy 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	Lakes at Legacy Phase 3	SWQ Prairie Drive/ Legacy Drive	42.0±	Engineering Plans Under Review	64	D21-0027
6	Legacy Gardens, Phase 1C	NWQ Prosper Trail/ Shawnee Trail	9.4±	Under Construction	16	D18-0073
7	Star Trail, Phase 8	NEQ Legacy Drive/ Fishtrap Road	32.6±	Under Construction	68	D20-0042

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—Residential Project Status



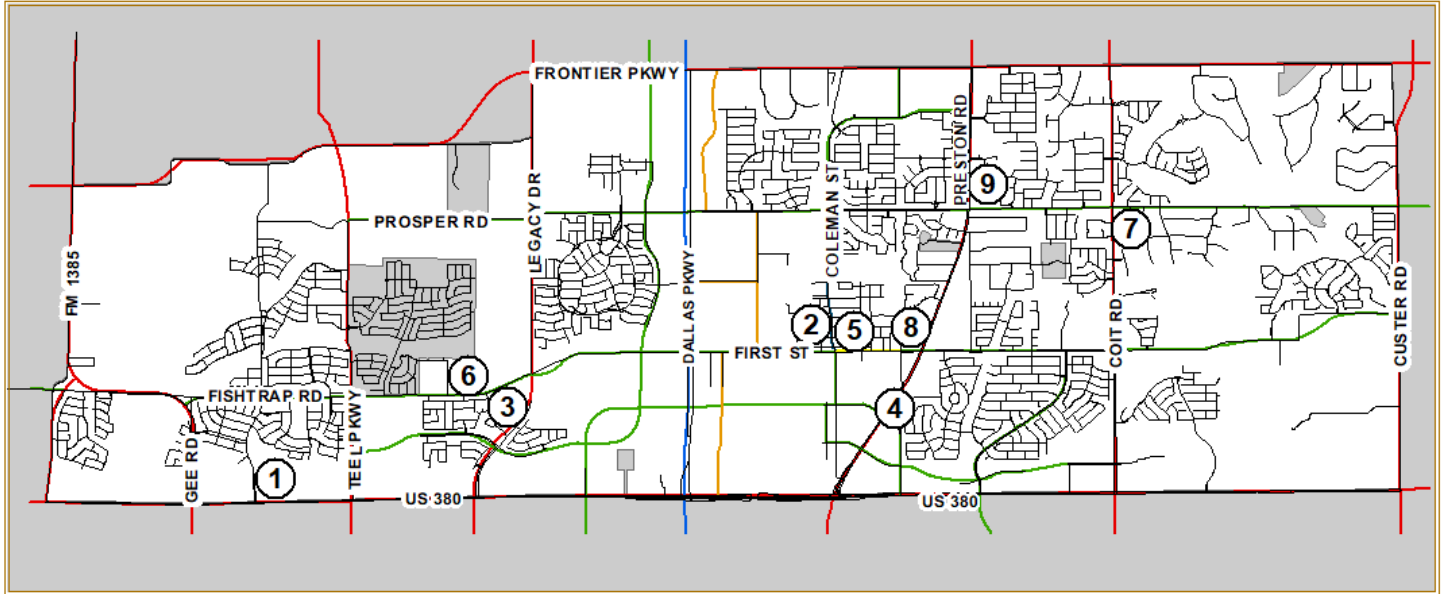
	Subdivision	Locations	Acres	Status	Number of Lots	Case #
8	Star Trail, Phase 9	NEQ Legacy Drive/ Fishtrap Road	47.0±	Under Construction	73	D20-0043
9	Twin Creeks Ranch, Phase 1	SWQ Frontier Parkway/ Custer Road	31.0±	Under Construction	16	D20-0073
10	Windsong Ranch, Phase 6C	NEQ Fishtrap Road/ Teel Parkway	18.4±	Under Construction	65	D20-0070
11	Windsong Ranch, Phase 7A & 7C	NWQ Teel Parkway/ Fishtrap Road	29.7±	Engineering Plans Under Review Released for early grading	88	D21-0002
12	Windsong Ranch, Phase 6A	NWQ Teel Parkway/ Fishtrap Road	56.0±	Engineering Plans Under Review	102	D21-0014
13	Windsong Ranch, Phase 8	NWQ Tell Parkway/ Fishtrap Road	15.7±	Engineering Plans Under Review	201	D21-0015
Total Number of Lots Under Construction / Shovel Ready					1,043	

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

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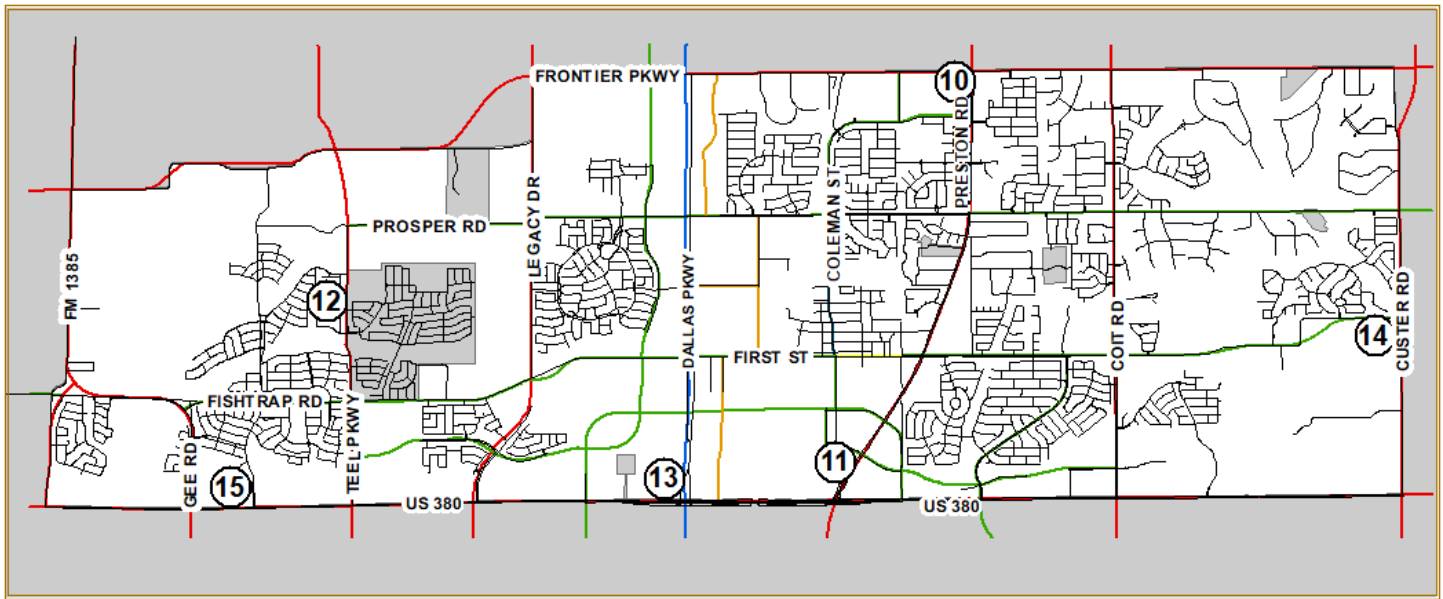
BUILDING INSPECTIONS

*Current Non-Residential Construction Activity—Total of 643,609 Square Feet
Details for Each Project on Following Pages*



	Case Number	Project Title	Project Address	Square Footage	Value
1	D19-0127	Cook 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	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
6	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road	21,530	\$2,800,000
7	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000
8	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road	29,212	\$2,582,730
9	D20-0028	AutoZone	1340 North Preston Road	6,925	\$628,071

BUILDING INSPECTIONS



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



1. Cook 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. Lake Point Assisted Living Facility

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020



6. CHC Office Fishtrap (Multi-tenant Buildings)

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020



7. Whispering Farms Commercial (Multi-tenant Buildings)

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020



8. 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

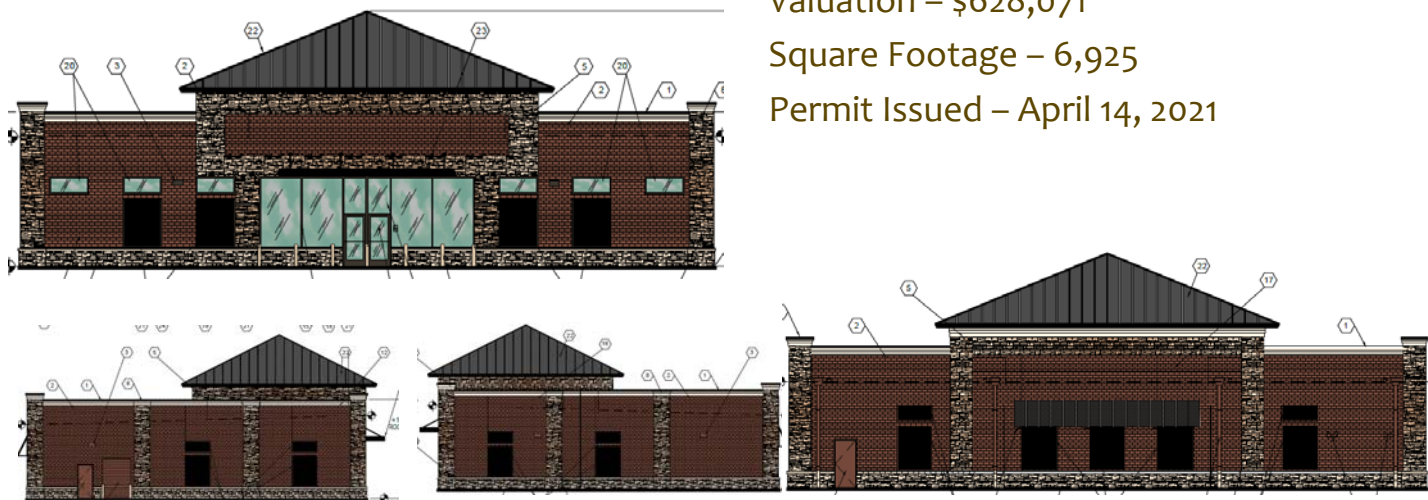
9. AutoZone

1340 North Preston Road

Valuation – \$628,071

Square Footage – 6,925

Permit Issued – April 14, 2021





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

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



**11. Gates of Prosper, Phase 2,
Block B, Lot 1**

(Multi-tenant Building)

1140 & 1150 South Preston Road

Valuation – \$1,330,000

Square Footage – 15,758

Permit Issued – October 31, 2019



12. Bryant Elementary School

3830 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



13. Children's Health Medical Office Building

1300 Childrens Way

3830 Freeman Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020



14. 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



15. 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 April 2021	Permits Issued YTD
Falls at Prosper	Harwood Homes Our Country Homes	3	18
Frontier Estates	Meritage Homes	1	1
Greenspoint	Dave R Williams Homes	0	1
Lakes at Legacy	Shaddock Homes Grand Homes	9	23
Lakewood	Darling Homes of Texas Britton/Perry Homes Shaddock Homes Highland Homes Toll Brothers Gehan Homes	25	119
Legacy Garden	Drees Custom Homes Risland Homes	5	22
Montclair	Siena Homes	0	2
Parks at Legacy	Pacesetter Homes Britton/Perry Homes Chesmar Homes Perry Homes	4	27
Parkside	Huntington Homes Drees Custom Homes	0	3
Prosper Lake on Preston	Bloomfield Homes	11	20
Saddle Creek	JPA Development StoneHollow Homes	1	8
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	13	97
Tanner's Mill	First Texas Homes	14	26
Windsong Ranch	Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes Highland Homes	16	83
Totals		102	450
	Builders	Permits Issued April 2021	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	6	25
Totals		6	25

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, April 2021

	April 2020	YTD 2020	April 2021	YTD 2021
Code Compliance Inspections	118	486	212	599
Citations Issued	1	12	0	8
Health Inspections	27	163	47	177

Health Inspection Results, April 2021

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Cortland Windsong Ranch	Pool	4500 Bluestem Drive	N/A	Pass
Glenbrooke Estates	Pool	1001 Glenbrook Court	N/A	Pass
Windsong Ranch Lagoon	Pool	4000 Peppergrass Lane	N/A	Fail
Windsong Ranch Lagoon	Pool	4000 Peppergrass Lane	N/A	Pass
Windsong Ranch Pool w/Splash Pad	Pool	1001 South Windsong Parkway	N/A	Pass
The Lake of Prosper Trail Splash Pad	Pool	1200 Lake Trail Lane	N/A	Fail
The Lake of Prosper Trail Splash Pad	Pool	1200 Lake Trail Lane	N/A	Fail
Ariana Estates HOA	Pool	101 Dianna Drive	N/A	Fail
Ariana Estates HOA	Pool	101 Dianna Drive	N/A	Pass
The Lake of Prosper HOA	Pool	1200 Lake Trail Lane	N/A	Fail
The Lakes of Prosper HOA	Pool	1200 Lake Trail Lane	N/A	Pass
Windsong Ranch	Pool	1001 South Windsong Parkway	N/A	Pass
Prosper ISD Natatorium	Pool	1851 Stadium Drive	N/A	Pass
Exxon Tiger Mart No 45	Convenience Store	1099 North Preston Road	Follow-Up	Pass
Walmart 6300 Fuel Station	Convenience Store	500 Richland Boulevard Suite 510	97	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Fossil Creek Liquor No 2	Convenience Store	2361 East University Drive, Suite 40	CO	Pass
Pie Five	Restaurant	1101 South Preston Road, Suite 10	Follow-Up	Fail
Hibachi Masters	Restaurant	640 North Preston Road	90	Pass
Mooyah Burgers and Fries	Restaurant	1350 North Preston Road, Suite 10	Follow-Up	Pass
Panda Express	Restaurant	2251 East University Drive	Follow-Up	Pass
Fuzzy's Taco Shop	Restaurant	4740 West University Drive, Suite 20	Follow-Up	Pass
Donuts Plus	Restaurant	1049 North Preston Road, Suite 30	Follow-Up	Fail
Donut Man	Restaurant	861 North Coleman Street, Suite 160	Follow-Up	Pass
Pie Five	Restaurant	1101 South Preston Road, Suite 10	Follow-Up	Fail
Sauce Pizza and Wine	Restaurant	1151 South Preston Road, Suite 10	Follow-Up	Pass
Pie Five	Restaurant	1101 South Preston Road, Suite 10	Follow-Up	Pass
Kroger No 573 Starbucks	Restaurant	1250 North Preston Road, Suite 30	Follow-Up	Fail
Smallcakes	Restaurant	1101 South Preston Road, Suite 20	Follow-Up	Pass
Jersey Mike's Subs	Restaurant	4740 West University Drive, Suite 150	Follow-Up	Fail
Jack In The Box	Restaurant	4750 West University Drive	Follow-Up	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Donuts Plus	Restaurant	1049 North Preston Road, Suite 30	Follow-Up	Pass
Kroger No 573 Starbucks	Restaurant	1250 North Preston Road, Suite 30	Follow-Up	Fail
Kroger No 573 Starbucks	Restaurant	1250 North Preston Road, Suite 30	Follow-Up	Pass
Windsong Ranch Café	Restaurant	1001 South Windsong Parkway	Follow-Up	Pass
Mesa's Mexican Grill	Restaurant	2111 East University Drive, Suite 10	Follow-Up	Fail
Mesa's Mexican Grill	Restaurant	2111 East University Drive, Suite 10	Follow-Up	Pass
Jersey Mikes Subs	Restaurant	4740 West University Drive,	Follow-Up	Pass
Peachwave Frozen Yogurt	Restaurant	1170 North Preston Road, Suite 150	74	Pass
Peachwave Frozen Yogurt	Restaurant	1170 North Preston Road, Suite 150	Follow-Up	Fail
Peachwave Frozen Yogurt	Restaurant	1170 North Preston Road, Suite 150	Follow-Up	Pass
Prosper Pantry	Restaurant	608 East First Street	Follow-Up	Pass
Legacy Bagels	Restaurant	2381 East University Drive, Suite 10	Follow-Up	Pass
Wisk AM Eatery	Restaurant	111 South Preston Road, Suite 30	Follow-Up	Pass
Triple G Group Booth	Mobile Food Unit	204 West Broadway Street	N/A	Pass
Tripe G Group	Mobile Food Unit	204 West Broadway Street	N/A	Pass
Smokin Grill on Wheels	Mobile Food Unit	1695 North Coit Road	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.