

# Development Services Monthly Report

## Development Activity

### May 2021

#### Development Services

Planning

Building Inspections

Health & Code Compliance

Physical Address:

250 West First Street

#### Development at a Glance

#### for the month of May, 2021

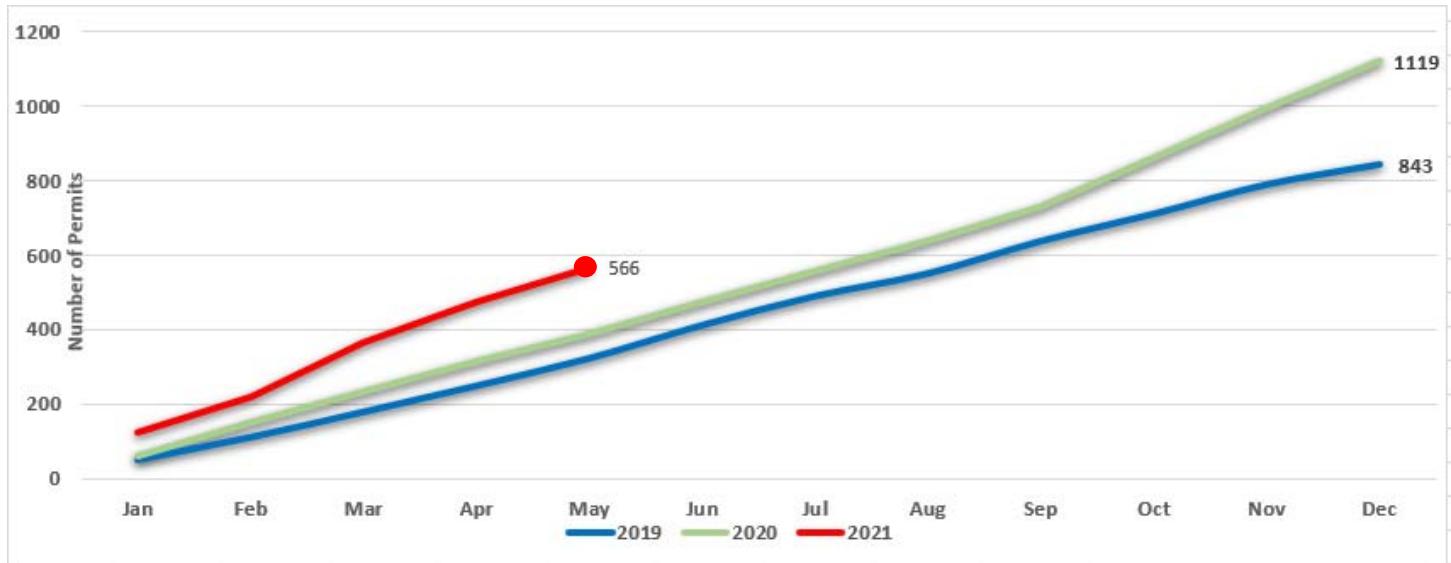
Single Family & Townhome Permits Issued – 88

Single Family & Townhome Permits Finaled – 33

Single Family & Commercial Inspections – 3,042

Certificates of Occupancy Issued – 6

#### Single Family Residential Permits Issued

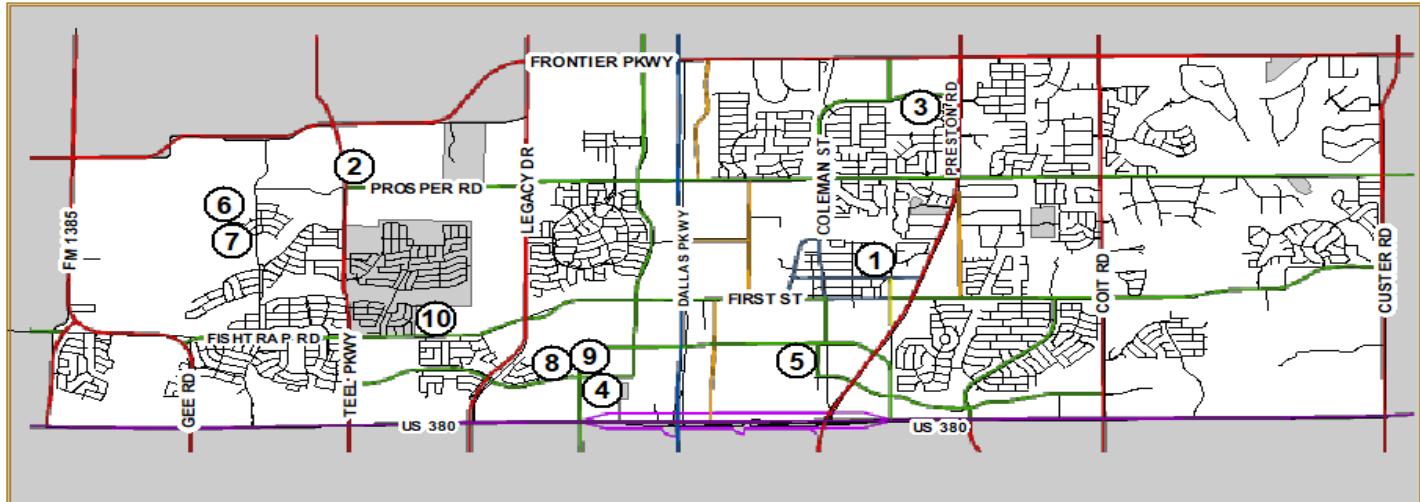


#### Single Family Residential Permits Issued by Quarter

	1st Quarter	May	Year to Date	2nd Quarter	3rd Quarter	4th Quarter	Total
2021	367	88	566	-	-	-	566
2020	232	77	311	241	255	391	1,119
2019	178	74	248	232	223	210	843

# PLANNING

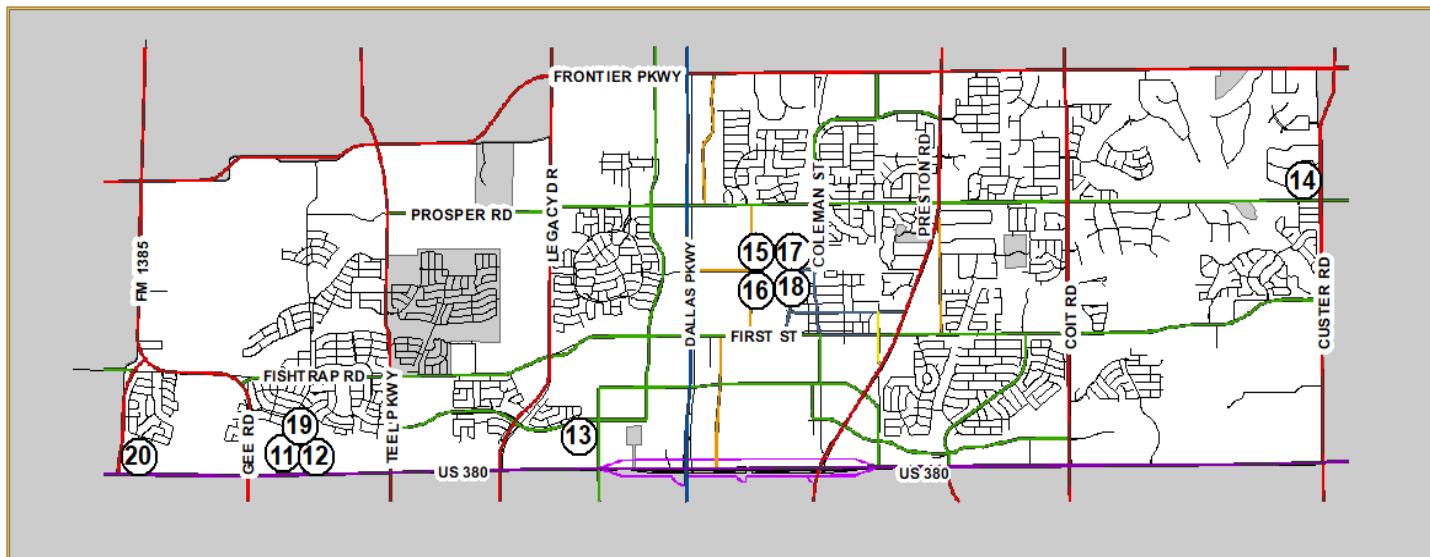
## May 2021 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D21-0036	707 East Fifth Street	A Final Plat for Wilson Addition, Block A, Lot 1, on 1.0± acres.
2	D21-0037	Windsong Ranch, Phase 9	A Final Plat for Windsong Ranch, Phase 9, for 98 single family residential lots, and four (4) HOA/open space lots, on 32.5± acres.
3	D21-0038	Cambridge Park Estates, Phase 2	A Final Plat for Cambridge Park Estates, Phase 2, for 110 single family residential lots, and two (2) HOA/open space lots, on 35.8± acres.
4	D21-0039	Encompass Health	A Preliminary Site Plan for a medical office (Encompass Health), on 8.2± acres.
5	D21-0040	Gates of Prosper Multifamily, Phase 1	A Preliminary Site Plan for a multifamily development, in the Gates of Prosper, on 16.9± acres.
6	D21-0041	Windsong Ranch, Phase 7B	A Final Plat for Windsong Ranch, Phase 7B, for 83 single family residential lots, and two (2) HOA/open space lots, on 23.8± acres.
7	D21-0042	Windsong Ranch, Phase 7I	A Final Plat for Windsong Ranch, Phase 7I, for 25 single family residential lots, and two (2) HOA/open space lots, on 31.7± acres.
8	D21-0043	Prosper Center, Block B, Lots 2, 3, and 4	A Revised Conveyance Plat for Prosper Center, Block B, Lots 2, 3, and 4, on 26.5± acres.
9	D21-0044	Prosper Center Office	A Preliminary Site Plan for an office development, at Prosper Center, on 8.1± acres.
10	D21-0045	Fishtrap EST Emergency Services Antenna	Site Plan for Non-Commercial Emergency Services Antennas on a Town Elevated Storage Tank, on 1.9± acres.

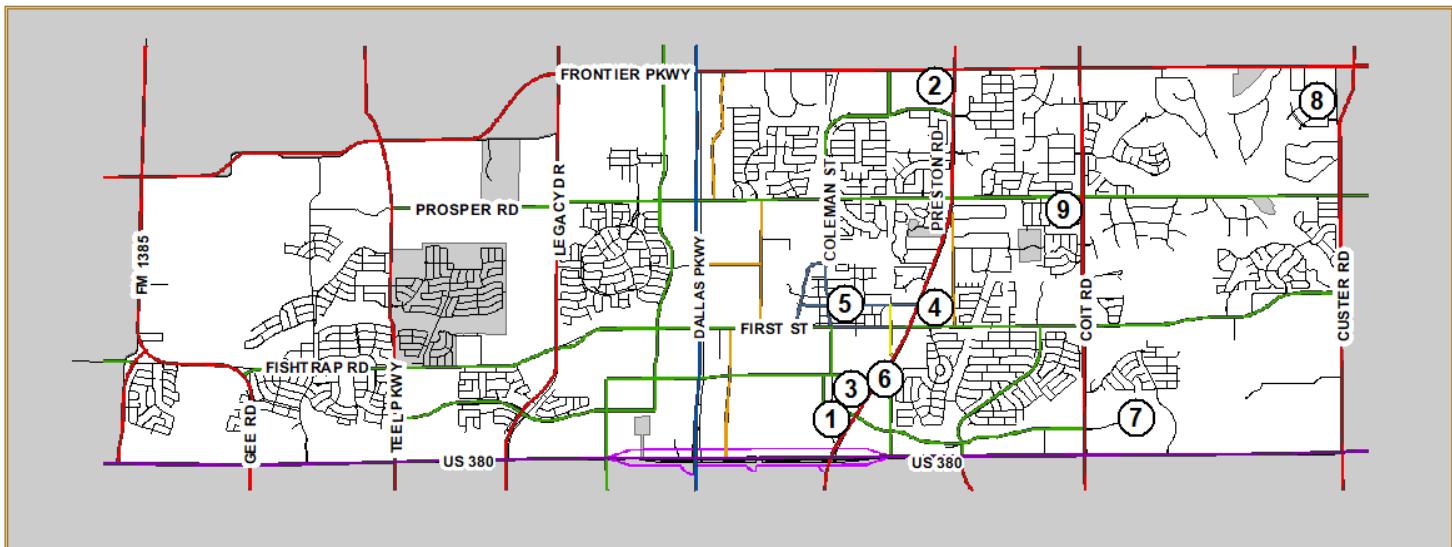
# PLANNING

## May 2021 Zoning and Development Applications



	Case Number	Project Title	Project Description
11	D21-0046	Windsong Ranch Marketplace	A Preliminary Site Plan for Windsong Ranch Market Place, on 16.9± acres.
12	D21-0047	Windsong Ranch Marketplace Block A, Lots 7R, 9, 15, and 16R	A Final Plat/Replat for Windsong Ranch Market Place, Block A, Lots 7R, 9, 15, and 16R, on 16.9± acres.
13	D21-0048	Prosper Center, Block D, Lots 5, 6, and 9	A Revised Conveyance Plat for Prosper Center, Block D, Lots 5, 6, 7, and 9, on 18.0± acres.
14	D21-0049	Gateway Church	A Site Plan for a parking lot expansion, on 6.6± acres.
15	D21-0050	Prosper Business Park, Phase 4	A Site Plan for an office/warehouse building, on 2.6± acres.
16	D21-0051	Prosper Business Park, Block B, Lots 4 and 9	A Final Plat/Conveyance Plat for Prosper Business Park, Block B, Lots 4 and 9, on 15.3± acres.
17	D21-0052	Prosper Lofts	A Site Plan for a multifamily development, on 15.3± acres.
18	D32-0053	Railroad Addition, Block A, Lots 1-4	A Final Plat for Railroad Addition, Block A, Lots 1-4, on 15.3± acres.
19	Z21-0007	Windsong Ranch Marketplace	A request to amend Planned Development-40 (PD-40), Windsong Ranch Marketplace, order to facilitate the development of two (2) drive-through restaurants.
20	Z21-0008	WestSide	A request to amend Planned Development-94 (PD-94), WestSide, generally to modify the multifamily development standards.
		May 2020	May 2021
Submittals	16	20	76
		YTD 2020	YTD 2021
Submittals	16	20	64

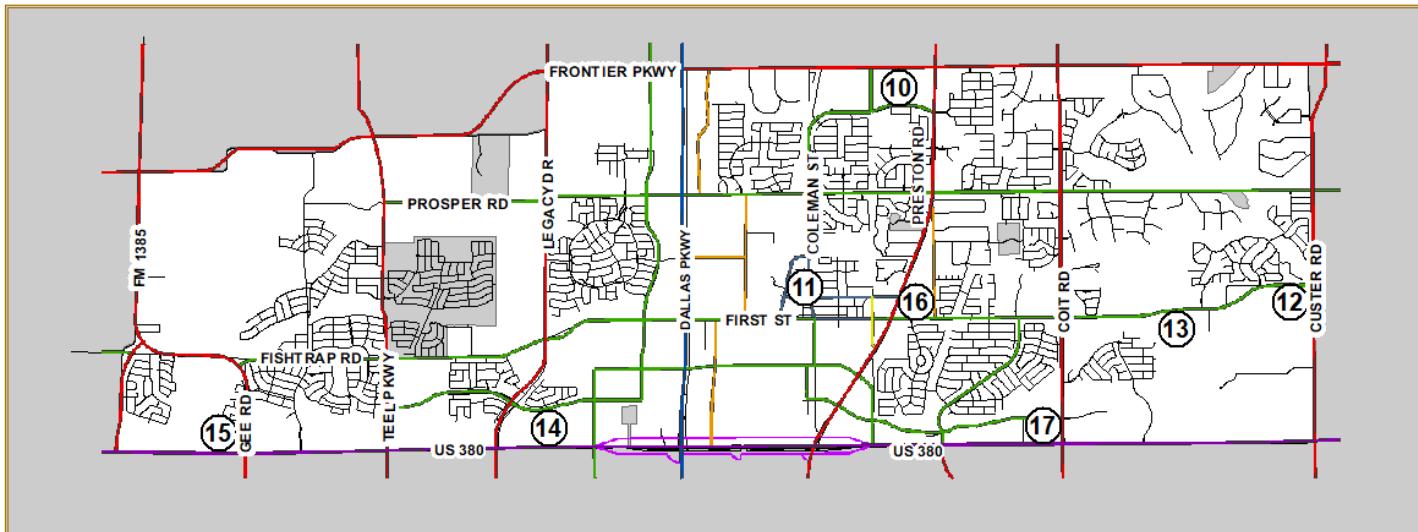
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
1	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
2	Victory at Frontier, Block A, Lot 4	2001 North Preston Road	Multi-tenant Building	Building permit approved Site Plan expires October 7, 2021	19,000	D20-0002
3	Longhorn Steakhouse	840 South Preston Road	Restaurant	No building permit application Site Plan expires June 21, 2021	5,660	D19-0117
4	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
5	Bliss Pet Resort	200 East First Street	Pet Day Care Expansion	No building permit application Site Plan expires February 18, 2022	944	D20-0071
6	Murphy Express	791 South Preston Road	Convenience Store with Gas Pumps	Building permit under review Site plan expires August 15, 2022	2,824	D20-0090
7	Pinnacle Montessori	2720 Richland Boulevard	Daycare	No building permit application Site Plan expires June 3, 2021	10,916	D17-0073
8	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
9	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

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.

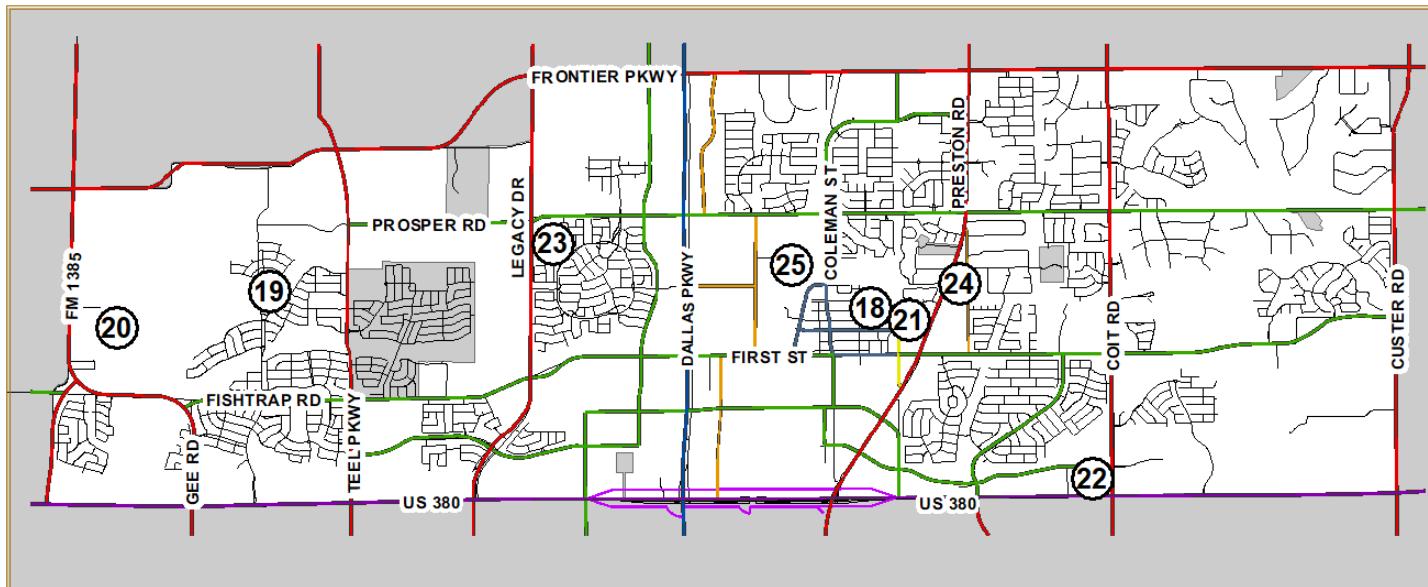
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
10	Prosper United Methodist Church	1801 Lanier Way	House of Worship	Building permit approved Site plan expires August 15, 2022	26,278	D20-0092
11	Downtown Office	206 South Coleman Street	Downtown Office	Building permit approved Site Plan expires August 4, 2021	6,636	D19-0118
12	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
13	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
14	Ford	2200 West University Drive	New Automobile Sales/Leasing Facility	Building permit approved Site Plan expires April 6, 2022	92,523	D19-0103
15	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
16	SHB Prosper	291 South Preston Road	Office Buildings	No building permit application Site Plan expires April 6, 2022	57,024	D20-0074
17	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

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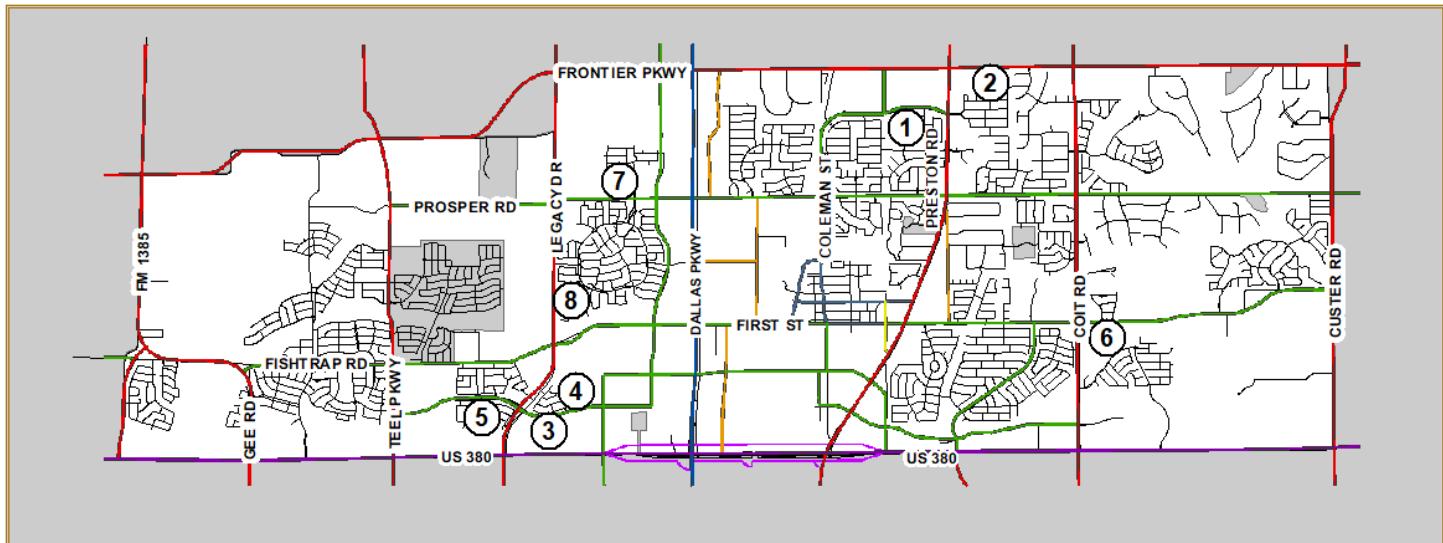
## Shovel Ready—Non-Residential Project Status



	Name	Location/Address	Use	Status	Building Square Footage	Case #
18	Downtown Office	705 East First Street	Residential Conversion to Office	No building permit application Site Plan expires April 6, 2022	2,013	D20-0077
19	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
20	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
21	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
22	Wild Fork Foods	2351 East University Drive	Retail	Building permit under review Site Plan expires October 20, 2022	4,558	D21-0019
23	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
24	North Preston Village Block A, Lot 4	710 North Preston Road	Retail	No building permit application Site Plan expires November 4, 2022	9,040	D19-0124
25	Prosper Business Park, Phase 3	631 Industry Way	Office/Warehouse	No building permit application Site Plan expires November 4, 2022	64,345	D21-0030
<b>Total Building Square Footage Under Construction</b>					<b>1,460,323</b>	

Note 1: Shovel ready non-residential projects are those which have approved site plan applications by the Planning & Zoning Commission.  
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## Under Construction & Shovel Ready—Residential Project Status

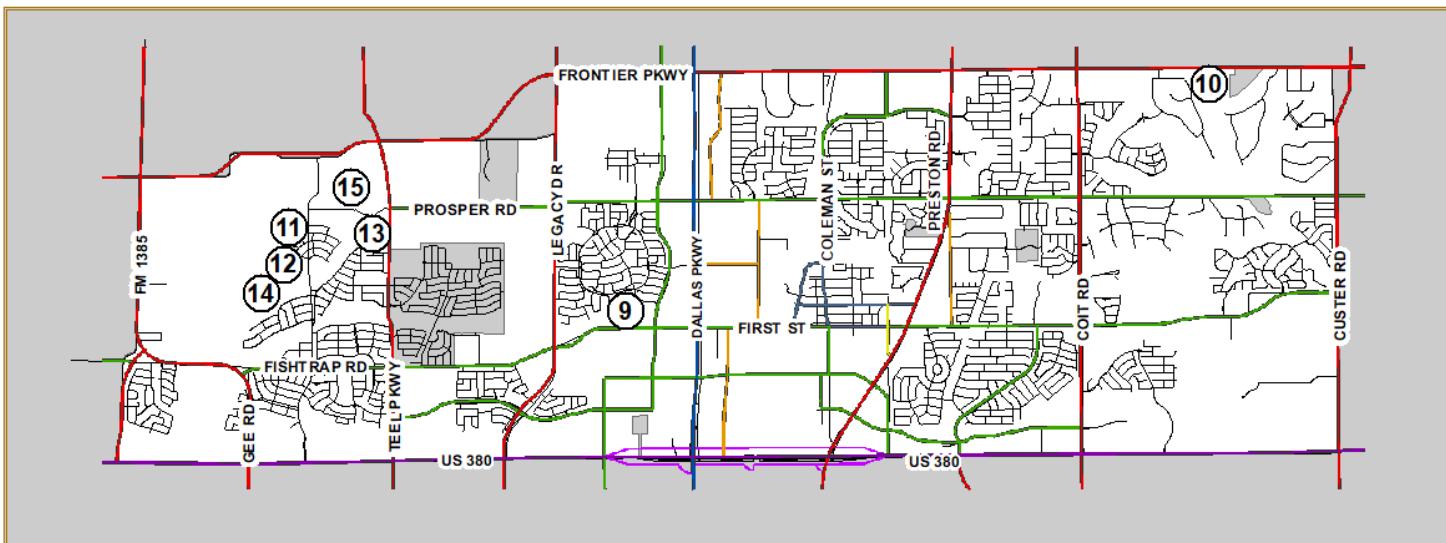


	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	SWQ Coleman Street/ Preston Road	42.3±	Under Construction	91	D19-0021
2	Frontier Estates, Phase 2	SEQ Frontier Parkway/ Preston Road	40.2±	Under Construction	97	D15-0068
3	Greens at Legacy	SEQ Prairie Drive/ Legacy 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±	Shovel Ready	64	D21-0027
6	Lakewood, Phase 4	SEQ Coit Road/ First Street	12.8±	Shovel Ready	17	D20-0058
7	Legacy Gardens, Phase 1C	NWQ Prosper Trail/ Shawnee Trail	9.4±	Under Construction	16	D18-0073
8	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



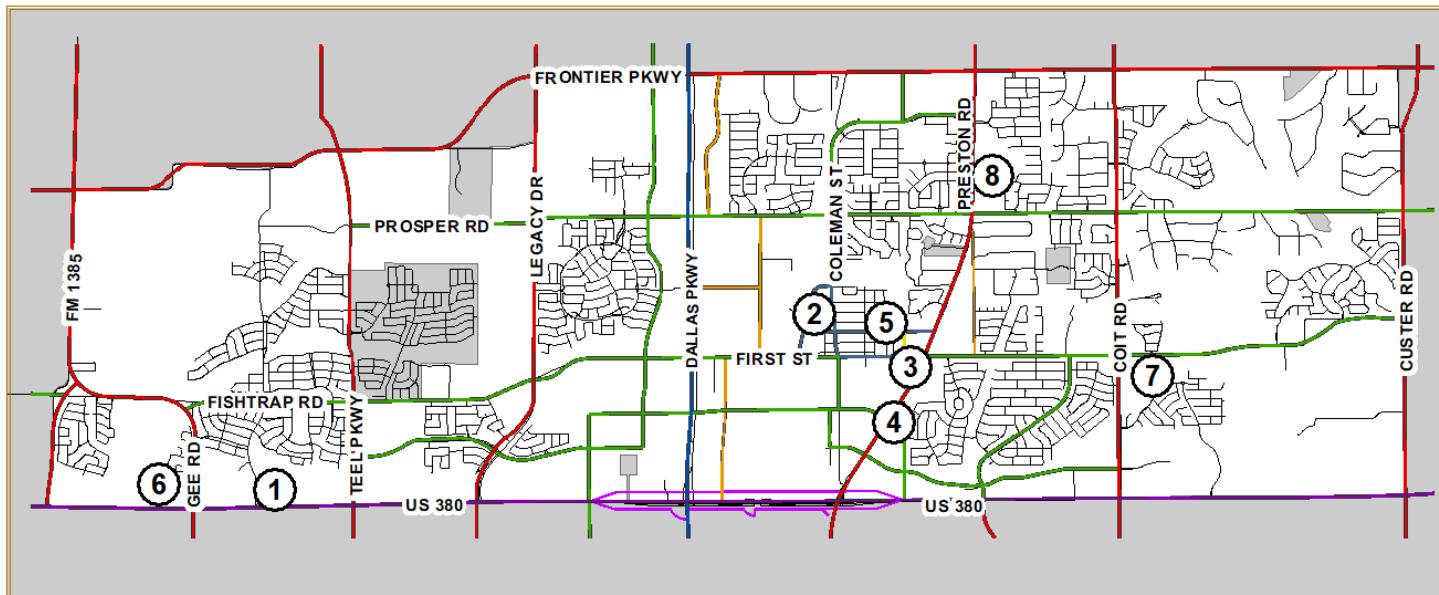
	Subdivision	Locations	Acres	Status	Number of Lots	Case #
9	Star Trail, Phase 9	NEQ Legacy Drive/ Fishtrap Road	47.0±	Under Construction	73	D20-0043
10	Twin Creeks Ranch, Phase 1	SWQ Frontier Parkway/ Custer Road	31.0±	Under Construction	16	D20-0073
11	Windsong Ranch, Phase 6C	NEQ Fishtrap Road/ Teel Parkway	18.4±	Under Construction	65	D20-0070
12	Windsong Ranch, Phase 7A & 7C	NWQ Teel Parkway/ Fishtrap Road	29.7±	Engineering Plans Under Review Released for early grading	88	D21-0002
13	Windsong Ranch, Phase 6A	NWQ Teel Parkway/ Fishtrap Road	56.0±	Engineering Plans Under Review Released for early grading	102	D21-0014
14	Windsong Ranch, Phase 7E & 7F	NWQ Teel Parkway/ Fishtrap Road	33.1±	Shovel Ready	81	D21-0028
15	Windsong Ranch, Phase 8	NWQ Tell Parkway/ Fishtrap Road	15.7±	Shovel Ready	201	D21-0015
<b>Total Number of Lots Under Construction / Shovel Ready</b>					<b>1,141</b>	

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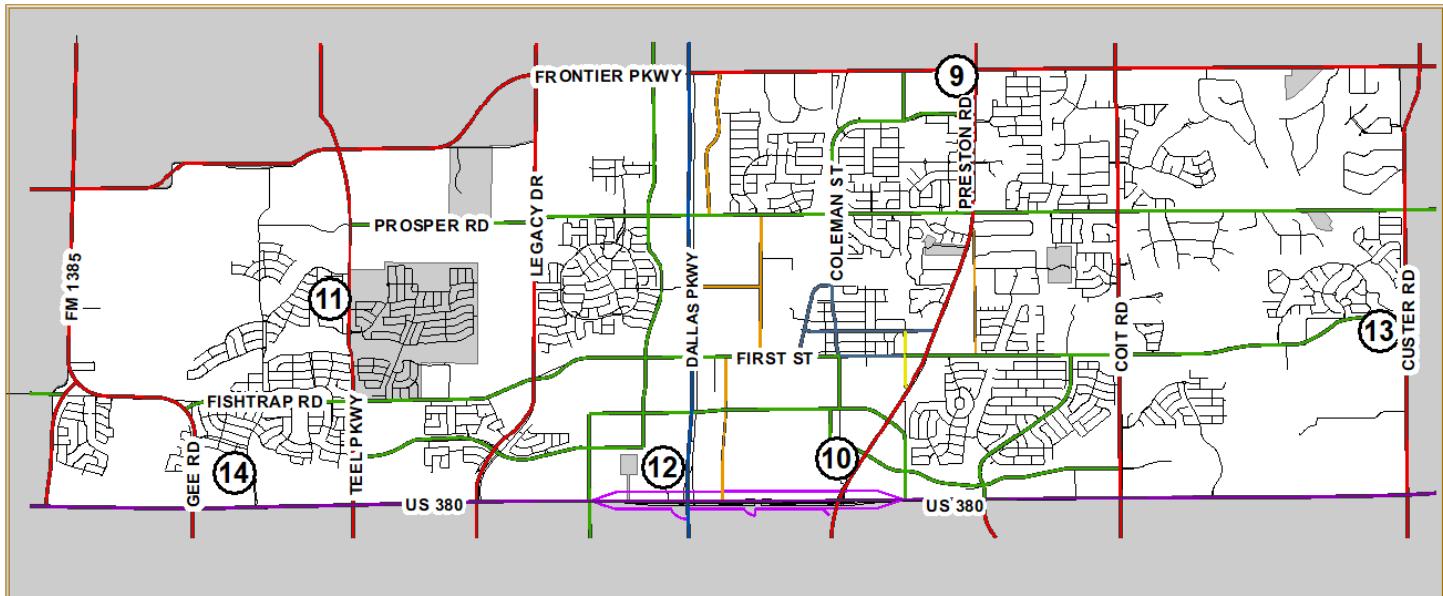
# BUILDING INSPECTIONS

Current Non-Residential Construction Activity—Total of 624,969 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	D20-0100	Gates Car Wash & Automotive	400 & 420 South Preston Road	10,102	\$775,244
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	D19-0098	LA Fitness	4900 West University Drive	37,000	\$650,000
7	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000
8	D20-0028	AutoZone	1340 North Preston Road	6,925	\$628,071

# BUILDING INSPECTIONS



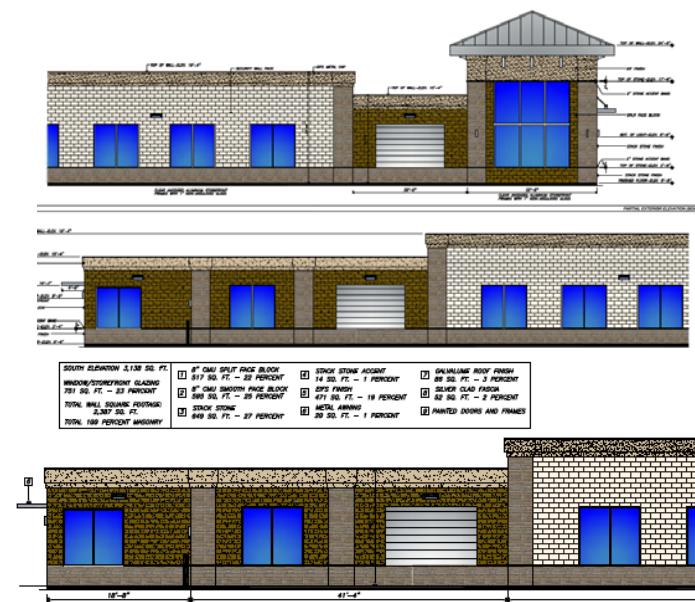
	Case Num-ber	Project Title	Project Address	Square Footage	Value
9	D17-0079	Victory at Frontier	1921 North Preston Road	17,721	\$1,000,000
10	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road	15,758	\$1,330,000
11	D20-0034	Bryant Elementary School	3830 Freeman Way	95,904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



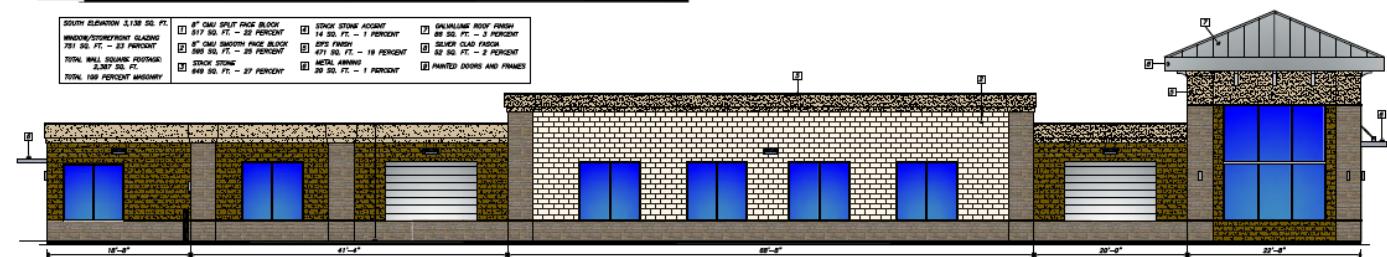
**1. Cook Children's**  
4100 West University Drive  
Valuation – \$66,226,568  
Square Footage – 200,129  
Permit Issued – November 30, 2020



**2. West End  
(Office/Warehouse)**  
491 West Fifth Street  
Valuation – \$300,000  
Square Footage – 7,297  
Permit Issued – August 3, 2020



**3. Gates Car Wash & Automotive**  
400 & 420 South Preston Road  
Valuation – \$775,244  
Square Footage – 10,102  
Permit Issued – May 6, 2021





#### 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

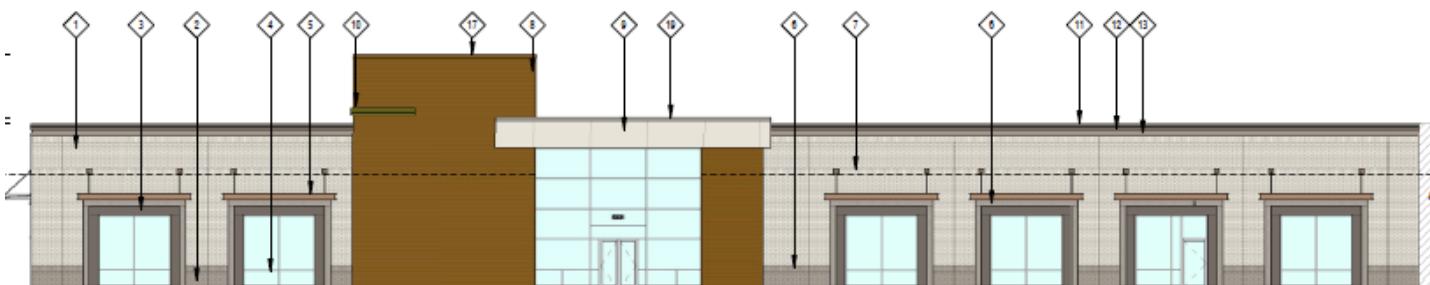
#### 6. LA Fitness

4900 West University Drive

Valuation – \$650,000

Square Footage – 37,000

Permit Issued – May 25, 2021





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

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020



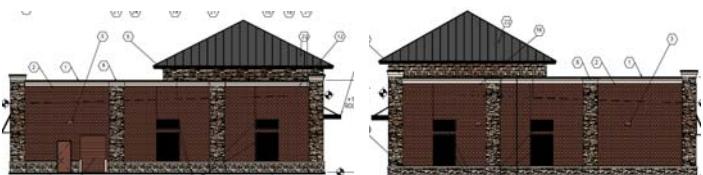
## 8. AutoZone

1340 North Preston Road

Valuation – \$628,071

Square Footage – 6,925

Permit Issued – April 14, 2021



## 9. Victory at Frontier (Multi-tenant Building)

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019





**10. 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



**11. Bryant Elementary School**

3830 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



**12. Children's Health Medical Office  
Building**

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020



**13. 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



**14. 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 May 2021	Permits Issued YTD
Falls at Prosper	Harwood Homes Our Country Homes	2	21
Frontier Estates	Meritage Homes	0	1
Greenspoint	Dave R Williams Homes	0	1
Hills at Legacy	Meritage Homes	2	2
Lakes at Legacy	Shaddock Homes Grand Homes	8	31
Lakewood	Darling Homes of Texas Britton/Perry Homes Shaddock Homes Highland Homes Toll Brothers Gehan Homes Tradition Homes	13	133
Legacy Garden	Drees Custom Homes Risland Homes	2	24
Montclair	Siena Homes	0	2
Parks at Legacy	Pacesetter Homes Britton/Perry Homes Chesmar Homes Perry Homes	3	30
Parkside	Huntington Homes Drees Custom Homes Highland Homes	1	4
Prosper Lake on Preston	Bloomfield Homes	11	31
Saddle Creek	JPA Development StoneHollow Homes	1	9
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	16	114
Tanner's Mill	First Texas Homes	7	33
Windsong Ranch	Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes Highland Homes Grenadier Windsong	15	98
<b>Totals</b>		<b>81</b>	<b>534</b>
	Builders	Permits Issued May 2021	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	7	32
<b>Totals</b>		<b>7</b>	<b>32</b>

# HEALTH & CODE COMPLIANCE

## Health & Code Compliance Inspections, May 2021

	May 2020	YTD 2020	May 2021	YTD 2021
Code Compliance Inspections	179	659	229	828
Citations Issued	0	12	2	10
Health Inspections	76	239	62	239

## Health Inspection Results, May 2021

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Murphy Express	Convenience Store	2331 East University Drive	91	Pass
Circle K	Convenience Store	1411 East University Drive	79	Pass
7-Eleven	Convenience Store	1541 East University Drive	89	Pass
The Goddard School Of Prosper	Daycare	1180 La Cima Boulevard	95	Pass
The Goddard School Of Prosper	Daycare	1180 La Cima Boulevard	Follow-Up	Pass
Whispering Farms Montessori	Daycare	2460 Prosper Trail	92	Pass
The Children's Courtyard	Daycare	2301 Richland Boulevard	90	Pass
Primrose School Of Prosper	Daycare	1185 La Cima Boulevard	96	Pass
Enclave Lakes Of Prosper	Pool	1050 Waterview Drive	N/A	Pass
Lakewood Amenity Center	Pool	2821 Meadowbrook Boulevard	N/A	Failed
Lakewood Amenity Center	Pool	2821 Meadowbrook Boulevard	N/A	Pass
Star Trail Amenity Center	Pool	1851 Star Trail	N/A	Fail
Star Trail Amenity Center	Pool	1851 Star Trail	N/A	Pass
Star Trail HOA Pool No. 2	Pool	1851 Star Trail	N/A	Fail
Lakes of La Cima HOA 6B	Pool	620 Falcon Drive	N/A	Pass

## Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Enclave Lakes Of Prosper	Pool	1050 Waterview Drive	N/A	Fail
Whitley Place HOA	Pool	4181 Wilson Creek Trail	N/A	Pass
Villages at Legacy	Pool	2811 Firefly Place	N/A	Pass
Whitley Place HOA	Pool	4181 Wilson Creek Trail	N/A	Fail
Legacy Gardens Amenity Pool	Pool	1800 Wynne Avenue	N/A	Pass
Whitely Place	Pool	521 Gentry Drive	N/A	Fail
Whitely Place	Pool	521 Gentry Drive	N/A	Pass
Willow Ridge HOA	Pool	621 Willow Ridge Circle	N/A	Fail
Willow Ridge HOA	Pool	621 Willow Ridge Circle	N/A	Pass
Gentle Creek	Pool	2731 Gentle Creek Trail	N/A	Fail
Gentle Creek	Pool	2731 Gentle Creek Trail	N/A	Pass
The Parks at Legacy	Pool	2890 Cannon Drive	N/A	Pass
Down Home Mobile Kitchen	Mobile Food Unit	6160 Warren Parkway, Suite 100	N/A	Pass
Starbucks No. 63417	Restaurant	820 South Preston Road	CO	Fail
Nothing Bundt Cakes	Restaurant	2381 East University Drive, Suite 90	97	Pass

## Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Eddie's Napolis Italian Restaurant	Restaurant	1450 North Preston Road, Suite 10	79	Pass
Eddie's Napolis Italian Restaurant	Restaurant	1450 North Preston Road, Suite 10	Follow-Up	Pass
Peachwave Frozen Yogurt	Restaurant	1170 North Preston Road, Suite 150	Follow-Up	Pass
Sabadee Lao and Thai Street Food	Restaurant	1111 South Preston Road, Suite 20	75	Pass
Wingstop No. 1584	Restaurant	4940 West University Drive, Suite 50	Follow-Up	Pass
Wingstop No. 1584	Restaurant	4940 West University Drive, Suite 50	Follow-Up No. 2	Pass
Yummi Sushi Inside Kroger	Restaurant	1250 North Preston Road	95	Pass
Yummi Sushi Inside Kroger	Restaurant	1250 North Preston Road	Follow-Up	Pass
Tribute Senior Living	Restaurant	190 North Preston Road	86	Pass
Kroger No. 573 Starbucks	Restaurant	1250 North Preston Road, Suite 30	N/A	Fail
First Watch	Restaurant	1111 South Preston Road, Suite 10	89	Pass
First Watch	Restaurant	1111 South Preston Road, Suite 10	Follow-Up	Pass
Wingstop	Restaurant	1350 North Preston Road, Suite 20	Follow-Up	Pass
Gentle Creek Golf Club	Restaurant	3131 East Prosper Trail	94	Pass
Pie Five	Restaurant	1101 South Preston Road, Suite 10	Complaint	Pass

## Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Starbucks No. 63417	Restaurant	820 South Preston Road	CO	Pass
The Gin	Restaurant	206 West Broadway, Suite 2300	74	Pass
The Cookie Rack	Restaurant	2111 East University Drive, Suite 50	100	Pass
Whataburger	Restaurant	1201 South Preston Road	88	Pass
Donut Bliss	Restaurant	1361 East University Drive, Suite 40	82	Pass
Donut Bliss	Restaurant	1361 East University Drive, Suite 40	Follow-Up	Pass
Smashburger	Restaurant	1111 South Preston Road, Suite 30	82	Pass
Hibachi Masters	Restaurant	640 North Preston Road	Follow-Up	Pass
Mrs. Jerry Bryant Elementary	School	3830 Freeman Way	CO	Pass
Hokulia Shaved Ice	Seasonal	105 North Coleman Street	N/A	Pass
Childrens Lighthouse Splash Pad	Splash Pad	600 North Preston Road	N/A	Pass
Kids R Kids Splash Pad	Splash Pd	130 North Coit Road	N/A	Pass
Spicy Tails	Temporary	4000 Pepper Grass Lane	N/A	Pass
!Ay Caramba!	Temporary	1001 South Windsong Parkway	N/A	Pass
Ruthies Rolling Café	Temporary	1075 Escalante Trail	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.