



Development Services Monthly Report

Development Activity as of
December 30, 2020

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance

for the month of December, 2020

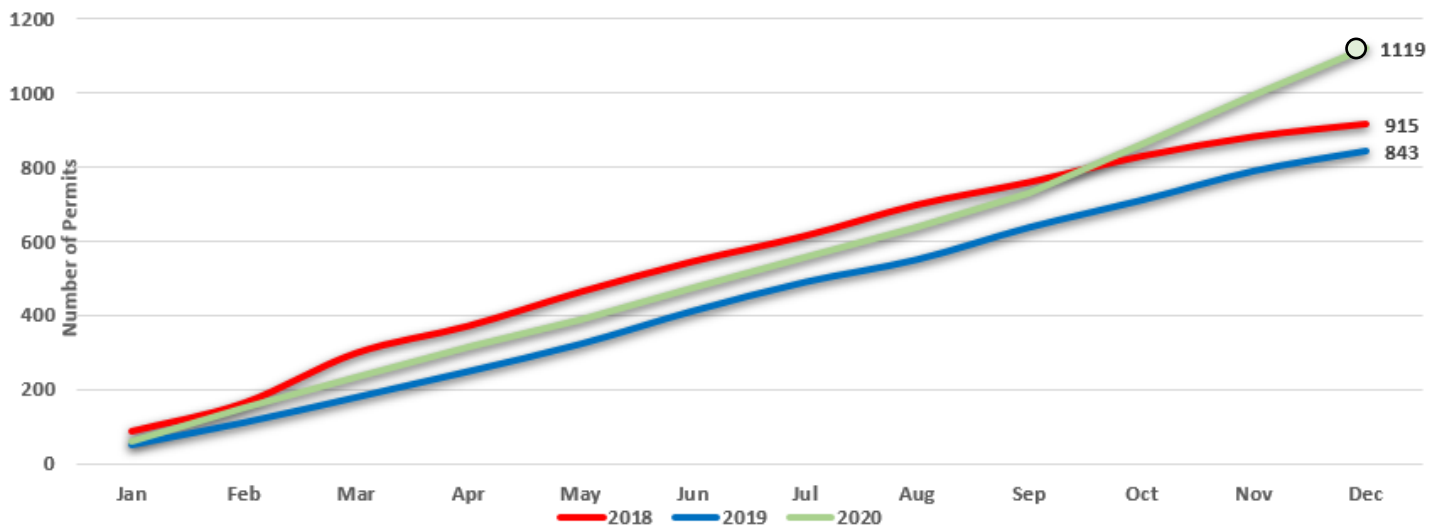
Single Family & Townhome Permits Issued – 126

Single Family & Townhome Permits Finaled – 87

Single Family & Commercial Inspections – 3,153

Certificates of Occupancy Issued - 5

Single Family Residential Permits Issued

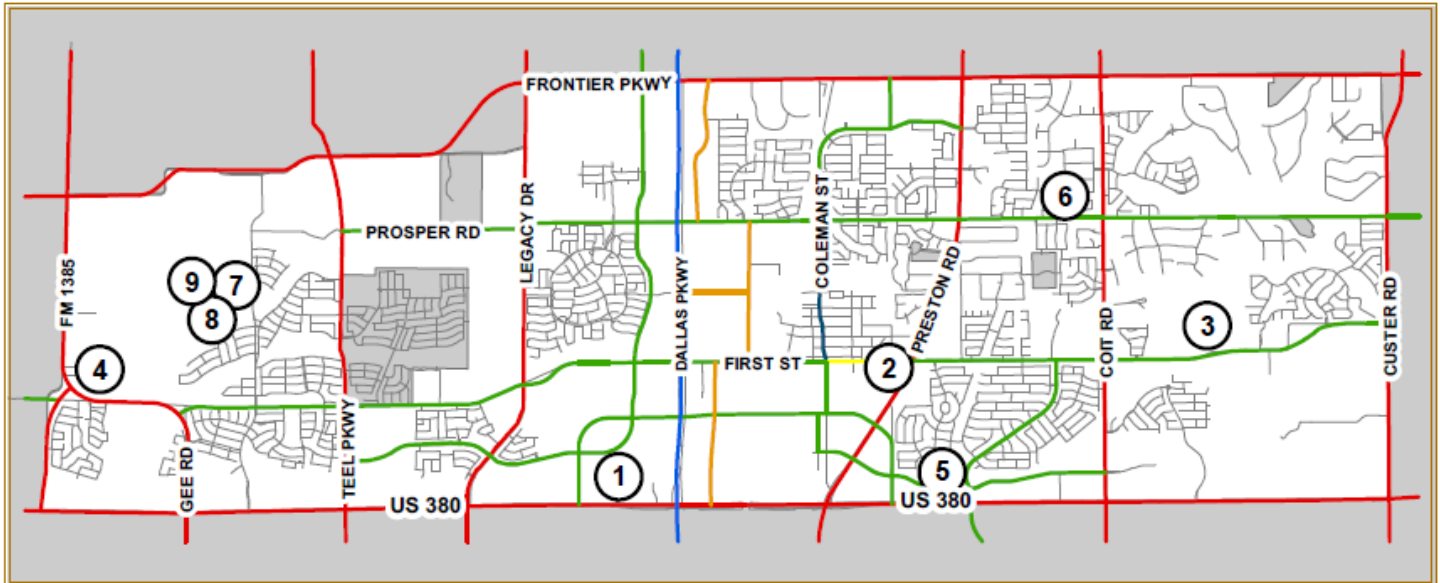


Single Family Residential Permits Issued by Quarter

	1st Quarter	2nd Quarter	3rd Quarter	December	4th Quarter	Total
2020	232	241	255	126	391	1,119
2019	178	232	223	58	210	843
2018	287	248	219	34	161	915

PLANNING

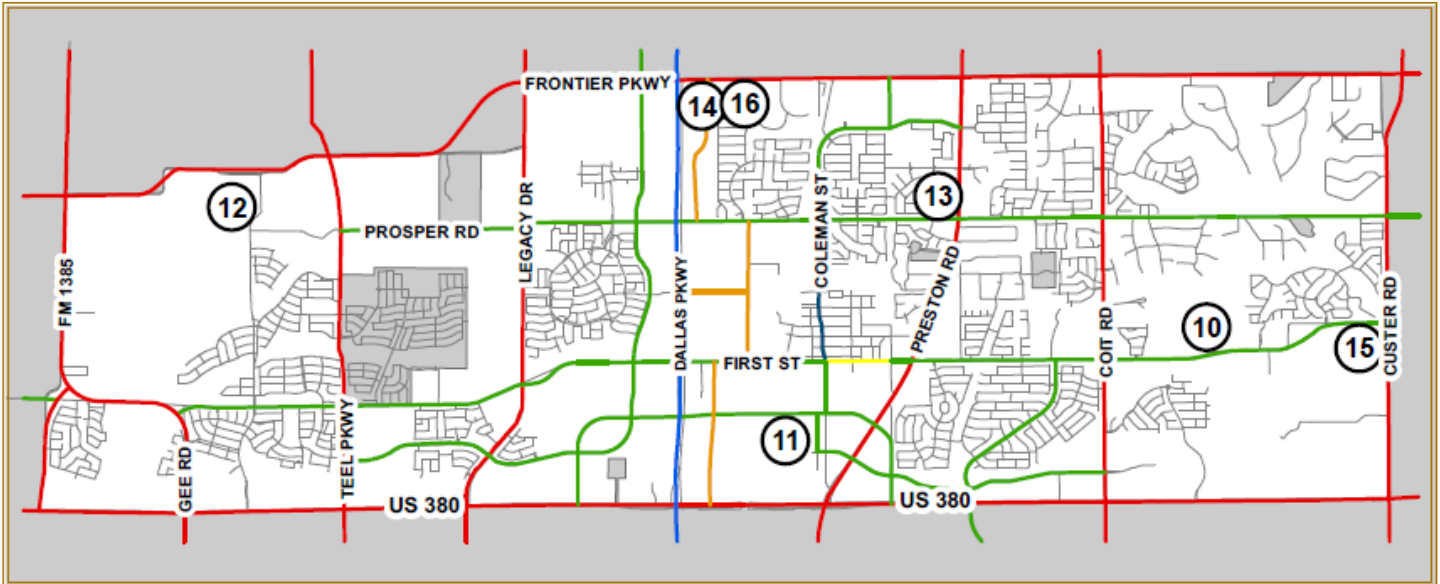
December 2020 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D20-0099	Y-C Nurseries Addition	A Final Plat for Y-C Nurseries Addition, Block A, Lot 1, on 12.4± acres.
2	D20-0100	Gates of Prosper, Block E	A Site Plan for a car wash and minor automotive repair in the Gates of Prosper, Block E, on 2.7± acres.
3	D20-0101	Town Lake Village	A Preliminary Plat for 129 single family residential lots, and nine (9) HOA/open space lots, on 161.0± acres.
4	D20-0102	Denton ISD Middle School, No. 9	A Site Plan for Denton ISD Middle School, No. 9, on 50.0± acres.
5	D20-0103	Oncor Prosper Substation	A Preliminary Site Plan for a utility distribution facility, on 9.5± acres.
6	D20-0104	Falls of Prosper, Phase 2	An Amending Plat for Falls of Prosper, Phase 2, Block E, Lot 24, on 0.59± acres.
7	D20-0105	Windsong Ranch, Phase 6A	A Preliminary Plat for Windsong Ranch, Phase 6A, for 103 single family residential lots and two (2) HOA/open space lots, on 39.4± acres.
8	D20-0106	Windsong Ranch Amenity Center	A Site Plan for an amenity center in Windsong Ranch, on 13.0± acres.
9	D20-0107	Windsong Ranch Amenity Center 3	A Final Plat for Windsong Ranch Amenity Center 3, Block X, Lot 1X, on 13.0± acres.

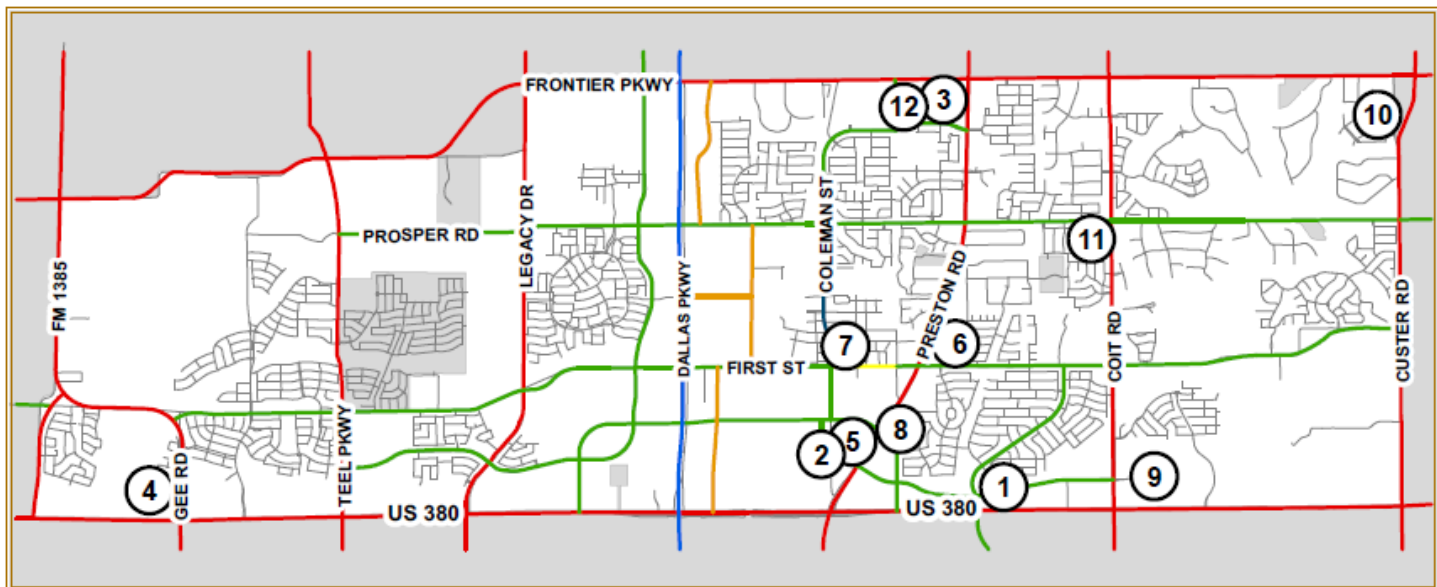
PLANNING

Zoning and Development Applications-Continued



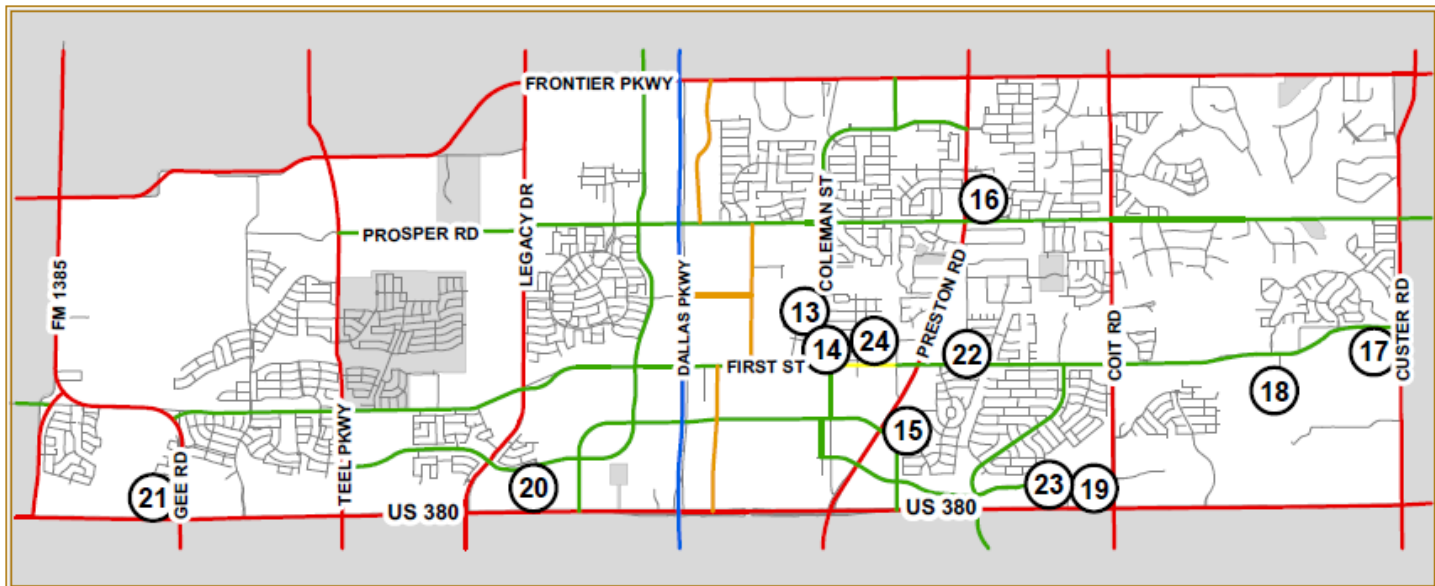
	Case Number	Project Title	Project Description		
10	Z20-0021	Town Lake Village	A request to rezone Planned Development-90 (PD-90), on 172.5± acres, to facilitate the development of a single family subdivision and country club without a golf course.		
11	Z20-0022	Gates of Prosper Multifamily	A request to amend Planned Development-67 (PD-67), generally to modify the multifamily development standards in the subdistrict 2—Lifestyle Center.		
12	Z20-0023	Windsong Ranch Sommerhalder Tract	A request to rezone 55.8± acres, from Agricultural (A) to Planned Development-40 (PD-40), generally to incorporate additional tracts of land into the Windsong Ranch development, and to modify the development standards accordingly.		
13	Z20-0024	Saddle Creek Plaza	A request to amend Planned Development-31, on 98.1± acres, in order to modify the permitted uses, development standards, and the site layout.		
14	Z20-0025	Metten Tract	A request to amend Planned Development-69 (PD-69), on 74.3± acres, generally to amend the residential tract to allow for retail/office/commercial uses.		
15	Z20-0026	Brookhollow Ladera	A request to amend Planned Development-86 (PD-86), on 63.2± acres, to allow for an age-restricted single family detached condominium development.		
16	CA20-0004	SEC Dallas Parkway & Frontier Parkway	A request to amend the Comprehensive Plan for the southeast corner of Dallas Parkway and Frontier Parkway from Medium Density Residential to Tollway District.		
		December 2019	December 2020	YTD 2019	YTD 2020
Submittals		21	16	162	143

Shovel Ready—Non-Residential Project Status



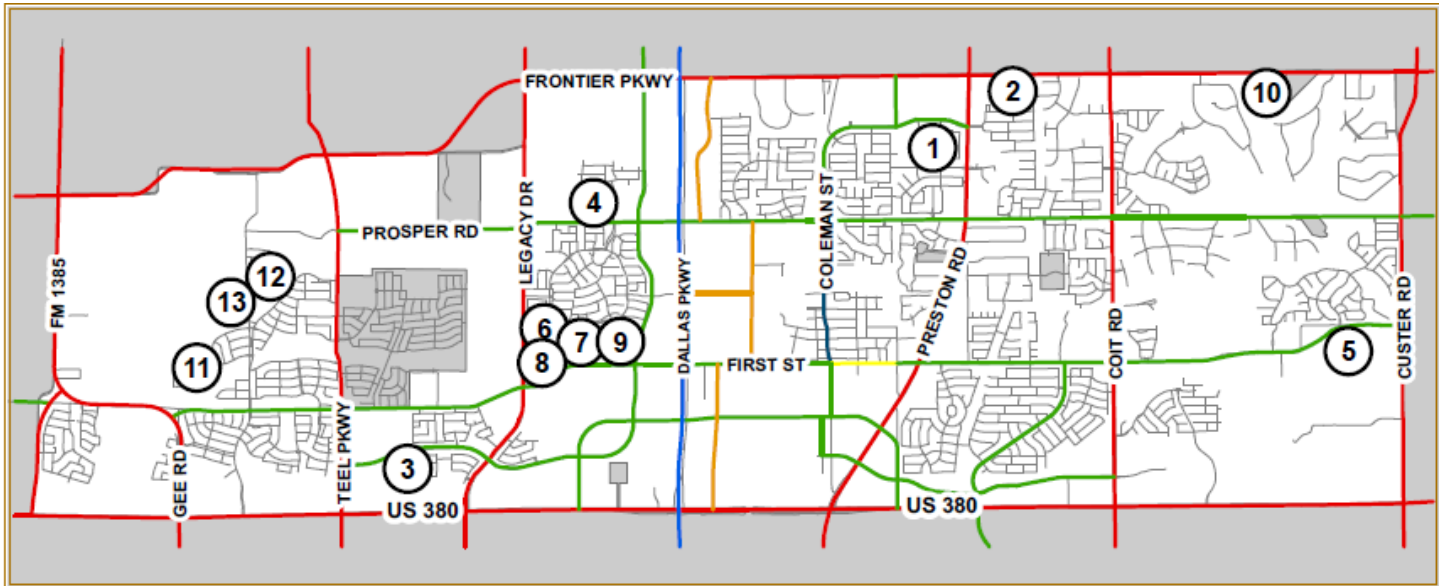
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans under review Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston 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
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	No building permit application Engineering—Civil plans under review Site plan expires August 15, 2022	26,248	D20-0092

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
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 under review Site Plan expires May 5, 2021	4,500	D19-0095
16	AutoZone	1340 North Preston Road	Retail Building	No building permit application Engineering—Civil plans under review 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
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 under review 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
Total Building Square Footage Under Construction					1,191,829	

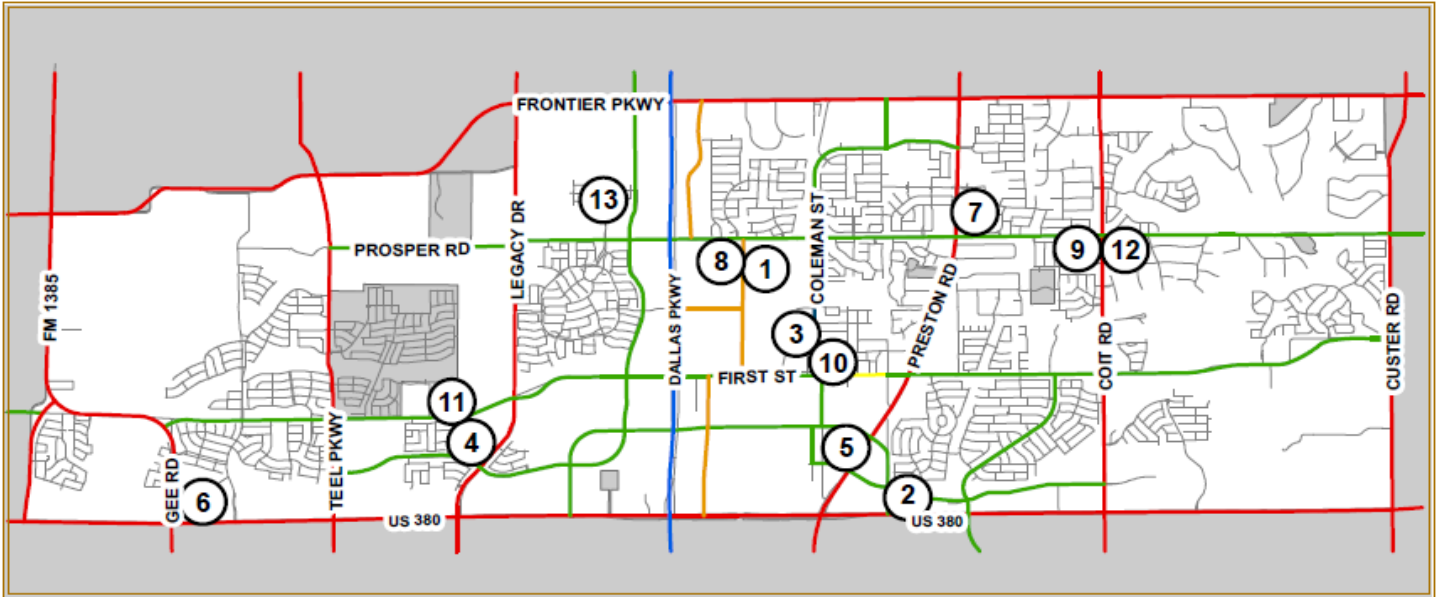
Under Construction & Shovel Ready—Residential Project Status



	Subdivision	Locations	Acres	Status	Number of Lots	Case #
1	Cambridge Park Estates, Phase 1	SWQ Coleman Street / Preston Road	42.3±	Shovel Ready- 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	Lakes at Legacy, Phase 2	SWQ Legacy Drive / Prairie Drive	62.3±	Under Construction	86	D18-0089
4	Legacy Garden, Phase 1C	NWQ Prosper Trail / Shawnee Trail	9.4±	Under Construction	16	D18-0073
5	Malabar Hill	SWQ First Street / Custer Road	45.0±	Engineering Plans Under Review	96	D20-0055
6	Star Trail, Phase 6	NEQ Legacy Drive / Fishtrap Road	26.6±	Under Construction	67	D19-0121
7	Star Trail, Phase 7	NEQ Legacy Drive / Fishtrap Road	40.0±	Under Construction	118	D19-0122
8	Star Trail, Phase 8	NEQ Legacy Drive / Fishtrap Road	32.6±	Engineering Plans Under Review	66	D20-0042
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±	Engineering Plans Under Review	16	D20-0073
11	Windsong Ranch, Phase 3D	NEQ Fishtrap Road / Windsong Parkway	75.6±	Under Construction	95	D19-0097
12	Windsong Ranch, Phase 6B	NEQ Fishtrap / Teel Parkway	38.2±	Engineering Approved Release 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					1,006	

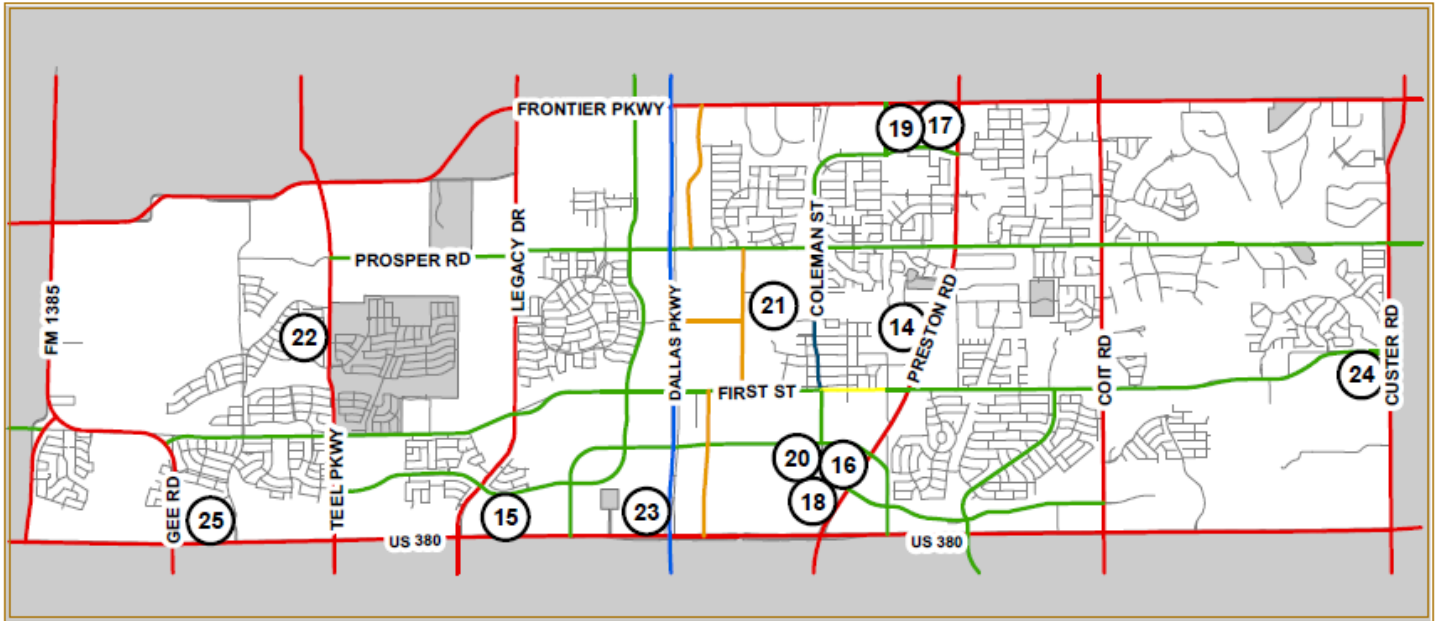
BUILDING INSPECTIONS

*Current Non-Residential Construction Activity—Total of 1,084,645 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	D18-0071	La Cima Crossing Multi-tenant Building	1281 East University Drive	12,356	\$2,500,000
3	D19-0025	West End	491 West Fifth Street	7,297	\$300,000
4	D19-0083	The Office at Legacy	940 South Legacy Drive	15,000	\$2,400,000
5	D19-0108	Starbucks	820 South Preston Road	2,245	\$495,000
6	D19-0058	CareNow	4530 West University Drive	3,917	\$1,350,000
7	D19-0110	Ebby Halliday	1390 North Preston Road	9,093	\$900,000
8	D19-0074	Prestonwood Baptist Church, Phase 3	1001 West Prosper Trail	37,441	\$7,040,000
9	D18-0102	Prosper Trails Office Center	2200 & 2250 East Prosper Trail	18,043	\$1,500,000
10	D20-0019	Lake Point Assisted Living Facility	209 South Church Street	5,469	\$1,565,000
11	D19-0061	CHC Office Fishtrap	2770 & 2810 Fishtrap Road	21,530	\$2,800,000
12	D19-0105	Whispering Farms Commercial	1090 North Coit Road	10,500	\$350,000
13	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
14	D19-0081	Windmill Hill	110, 120, 130, 140, 210 South Preston Road	29,212	\$2,582,730
15	D18-0048	Chrysler, Dodge, Jeep & Ram	2550 West University Drive	68,662	\$14,400,000
16	D19-0054	Gates of Prosper, Phase 2, Block A, Lots 1, 10, & 13	900-1110 South Preston Road	231,169	\$14,463,447
17	D17-0079	Victory at Frontier	1921 North Preston Road	17,721	\$1,000,000
18	D19-0069	Gates of Prosper, Phase 2, Block B, Lot 1	1140 & 1150 South Preston Road	15,758	\$1,330,000
19	D18-0127	7-Eleven	2101 North Preston Road	6,502	\$4,970,000
20	D19-0065	Gates of Prosper, Phase 2, Block A, Lot 6	880 South Preston Road	10,926	\$2,000,000
21	D20-0032	Prosper Business Park, Phase 2	711 & 731 Industry Way	45,375	\$5,000,000
22	D20-0034	Bryant Elementary School	3830 Freeman Way	95,904	\$17,878,922
23	D20-0036	Children's Health Medical Office Building	1300 Childrens Way	30,592	\$14,329,065
24	D20-0045	Founders Academy of Prosper	4300 East First Street	77,843	\$5,000,000
25	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. La Cima Crossing (Multi-tenant Building)

1281 East University Drive

Valuation – \$2,500,000

Square Footage – 12,356

Permit Issued – March 11, 2019



3. West End (Office/Warehouse)

491 West Fifth Street

Valuation – \$300,000

Square Footage – 7,297

Permit Issued – August 3, 2020



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

940 South Legacy Drive

Valuation – \$2,400,000

Square Footage – 15,000

Permit Issued – May 11, 2020



5. Starbucks

820 South Preston Road

Valuation – \$495,000

Square Footage – 2,245

Permit Issued – September 18, 2020



6. CareNow

4530 West University Drive

Valuation – \$1,350,000

Square Footage – 3,917

Permit Issued – November 12, 2019



7. Ebby Halliday (Multi-tenant Building)

1390 North Preston Road

Valuation – \$900,000

Square Footage – 9,093

Permit Issued – May 26, 2020



8. Prestonwood Baptist Church, Phase 3

1001 West Prosper Trail

Valuation – \$7,040,000

Square Footage – 37,441

Permit Issued – November 20, 2019



9. 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



10. Lake Point Assisted Living Facility

209 South Church Street

Valuation – \$1,565,000

Square Footage – 5,469

Permit Issued – August 10, 2020



11. CHC Office Fishtrap (Multi-tenant Buildings)

2770 & 2810 Fishtrap Road

Valuation – \$2,800,000

Square Footage – 21,530

Permit Issued – March 17, 2020

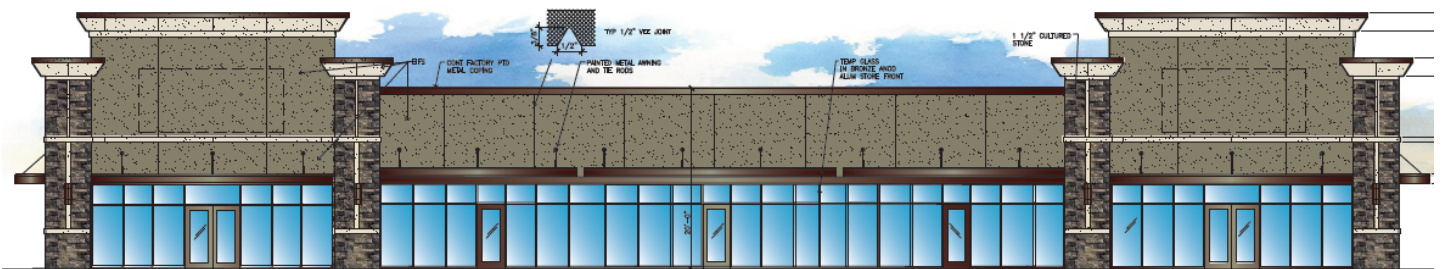
12. Whispering Farms Commercial

1090 North Coit Road

Valuation – \$350,000

Square Footage – 10,500

Permit Issued – October 6, 2020





13. Legacy Gardens Amenity Center

1800 Wynne Avenue

Valuation – \$1,500,000

Square Footage – 4,961

Permit Issued – March 19, 2019



14. 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



15. Chrysler, Dodge, Jeep & Ram

2550 West University Drive

Valuation – \$14,400,000

Square Footage – 68,662

Permit Issued – April 9, 2019



16. Gates of Prosper, Phase 2, Block A (Multi-tenant Buildings)

920-1110 South Preston Road

Valuation – \$14,463,447

Square Footage – 231,169

Permit Issued – October 17, 2019

17. Victory at Frontier (Multi-tenant Building)

1921 North Preston Road

Valuation – \$1,000,000

Square Footage – 17,721

Permit Issued – October 4, 2019



18. 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



19. 7-Eleven

2101 North Preston Road

Valuation – \$4,970,000

Square Footage – 6,502

Permit Issued – January 10, 2020



20. Gates of Prosper, Phase 2, Block A, Lot 6 (Multi-tenant Building)

880 South Preston Road

Valuation – \$2,000,000

Square Footage – 10,926

Permit Issued – May 3, 2019



21. Prosper Business Park, Phase 2 (Multi-tenant Buildings)

711 & 731 Industry Way

Valuation – \$5,000,000

Square Footage – 45,375

Permit Issued – July 16, 2020



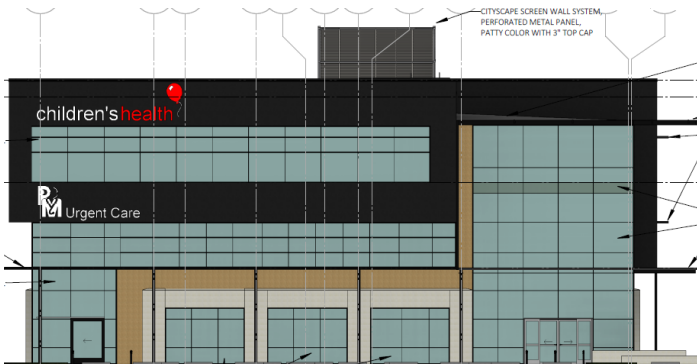
22. Bryant Elementary School

380 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



23. Children's Health

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020

24. Founders Academy of Prosper (Elementary School)

4250 & 4300 East First Street

Valuation – \$17,569,993

Square Footage – 77,843



25. 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 December 2020	Permits Issued YTD
Downtown Prosper	MLD Custom Homes	0	1
Falls at Prosper	Our Country Homes Harwood Homes Megatel Homes	7	48
Frontier Estates	Meritage Homes	0	25
Greenspoint	Dave R Williams Homes Eminence Designs	0	2
Hills at Legacy	Meritage Homes	2	63
Lakes at Legacy	Grand Texas Homes Shaddock Homes	6	65
Lakes of Prosper	Megatel Homes Beazer Homes	0	36
Lakewood	Britton Homes/Perry Homes Darling Homes Highland Homes Shaddock Homes Gehan Homes Toll Brothers	25	99
Legacy Garden	Risland Homes Drees Custom Homes	1	12
Mupoperi Addition	Best Global Investment	1	1
Parks at Legacy	Trendmaker Homes Pacesetter Homes Ashton Woods Homes Chesmar Homes Britton Homes/Perry Homes	7	66
Parkside	Highland Homes Drees Custom Homes American Legend Homes Huntington Homes	1	58
Preserve at Doe Creek	M/I Homes	0	16
Prosper Lake on Preston	Bloomfield Homes	5	52
Saddle Creek	JPA Development Hewitt Custom Homes Red Summit Construction	0	11

Single Family Permits YTD by Subdivision

	Builders	Permits Issued December 2020	Permits Issued YTD
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	26	238
Tanner's Mill	First Texas Homes Our Country Homes	10	39
Whitley Place	Westwind Building Corp Drees Custom Homes J Anthony Properties	0	4
Whispering Farms	Danes Custom Homes Aaron Wallrath Custom Homes	0	2
Windsong Ranch	Highland Homes Mainvue Southgate Homes American Legend Homes Drees Custom Homes Shaddock Caldwell Builders Belclaire Homes Huntington Homes Tradition Homes	20	232
Totals		112	1071
	Builders	Permits Issued December 2020	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	14	48
Totals		0	48

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, December 2020

	December 2019	December 2020	YTD 2019	YTD 2020
Code Compliance Inspections	81	80	1,658	1,713
Citations Issued	1	5	42	25
Health Inspections	47	84	658	619

Health Inspection Results, December 2020

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Tiff's Treats	Restaurant	1070 South Preston Road, Suite 10	91	Pass
Chili's Bar & Grill	Restaurant	1081 South Preston Road	80	Pass
Highland Foods	Convenience Store	112 South Coleman Street	84	Pass
Olive Garden Italian Restaurant	Restaurant	1161 South Preston Road	90	Pass
Palio's Pizza Café	Restaurant	120 North Preston Road, Suite 10	CO	Pass
Ernesto's Mexico Restaurant	Restaurant	120 North Preston Road, Suite 40	74	Pass
SW Sushi: Kroger	Restaurant	1250 North Preston Road	98	Pass
Wingstop	Restaurant	1350 North Preston Road, Suite 20	85	Pass
Tapan Wok	Restaurant	1350 North Preston Road, Suite 30	84	Pass
Circle K	Convenience Store	1411 East University Drive	75	Pass
7- Eleven	Convenience Store	1541 East University Drive	80	Pass
Texas Health Resources	Restaurant	1971 West University Drive	100	Pass
The Cookie Rack	Restaurant	2111 East University Drive, Suite 50	97	Pass
Dickey's BBQ	Restaurant	4325 East University Drive, Suite 40	73	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
JFE Sushi—Kroger	Restaurant	4650 West University Drive	88	Pass
Starbucks—Kroger	Restaurant	4650 West University Drive	90	Pass
Kroger	Grocery Store	4650 West University Drive	78	Pass
Menchie's Frozen Yogurt	Restaurant	4740 West University Drive, Suite 40	95	Pass
Walmart	Grocery Store	500 Richland Boulevard	85	Pass
Walmart Fuel Station	Convenience Store	510 Richland Boulevard	98	Pass
Children's Lighthouse	Childcare	600 North Preston Road	94	Pass
The Goddard School	Childcare	1180 La Cima Boulevard	94	Pass
Rogers Middle School	School	1001 South Coit Road	85	Pass
William Rushing Middle School	School	3080 Fishtrap Road	90	Pass
St. Martin de Porres Catholic School	School	4000 West University Drive	89	Pass
Stuber Elementary School	School	721 Village Park Lane	92	Pass
Prosper High School Arena Concession: Home	School	301 Eagle Drive	NA	Pass
Prosper High School Arena Concession: Away	School	301 Eagle Drive	NA	Pass
Prosper High School Track/Turf Concession	School	301 Eagle Drive	NA	Pass
Prosper High School Softball/Baseball Concession	School	301 Eagle Drive	NA	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection Purpose	Pass/Fail
Rushing Middle School Indoor Concession	School	3080 Fishtrap Road	NA	Pass
PISD Children's Health Stadium—Home	School	2000 Stadium Drive	NA	Pass
PISD Natatorium	Pool	2000 Stadium Drive	NA	Pass
Rogers Middle School Gym Concession	School	1001 South Coit Road	NA	Pass
Andy's Frozen Custard	Temporary Food Vendor	1001 Prosper Trail	NA	Pass
Ruthie's Rolling Café	Mobile Food Establishment	1001 Prosper Trail	NA	Pass
Prestonwood Baptist Church—Booth 1	Temporary Food Vendor	1001 Prosper Trail	NA	Pass
Prestonwood Baptist Church—Booth 2	Temporary Food Vendor	1001 Prosper Trail	NA	Pass
Conway Corndogs	Temporary Food Vendors	1001 Prosper Trail	NA	Pass
Snowball Express	Mobile Food Establishment	1001 Prosper Trail	NA	Pass
Ruthie's Rolling Café	Mobile Food Establishment	1001 Windsong Parkway	NA	Pass
Trini Style Bake N' Shark & Tings	Mobile Food Establishment	4000 Pepper Grass Lane	NA	Pass
Tacos, Bites, & Beats	Mobile Food Establishment	1001 Prosper Trail	NA	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.