

Development Services Monthly Report

Development Activity as of
November 30, 2020

Development Services

Planning
Building Inspections
Health & Code Compliance

Physical Address:
250 West First Street

Development at a Glance

for the month of November, 2020

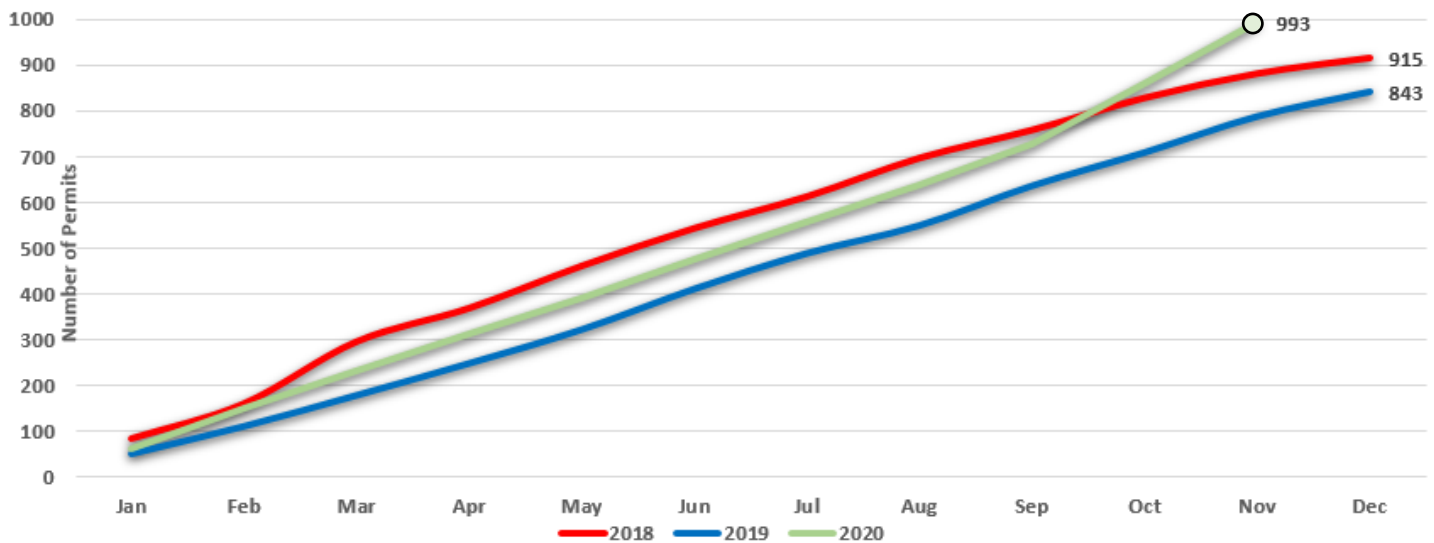
Single Family & Townhome Permits Issued – 132

Single Family & Townhome Permits Finaled – 74

Single Family & Commercial Inspections – 2,806

Certificates of Occupancy Issued - 7

Single Family Residential Permits Issued

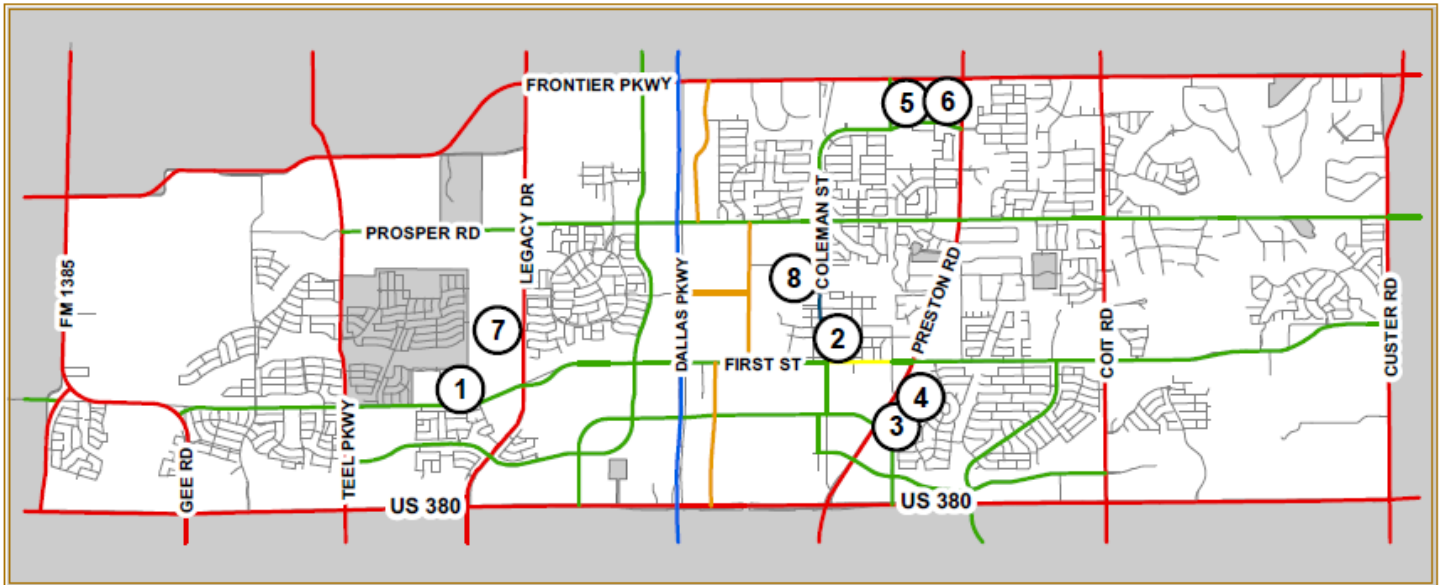


Single Family Residential Permits Issued by Quarter

	1st Quarter	2nd Quarter	3rd Quarter	November	YTD	4th Quarter	Total
2020	232	241	255	132	993	-	993
2019	178	232	223	79	785	210	843
2018	287	248	219	53	878	161	915

PLANNING

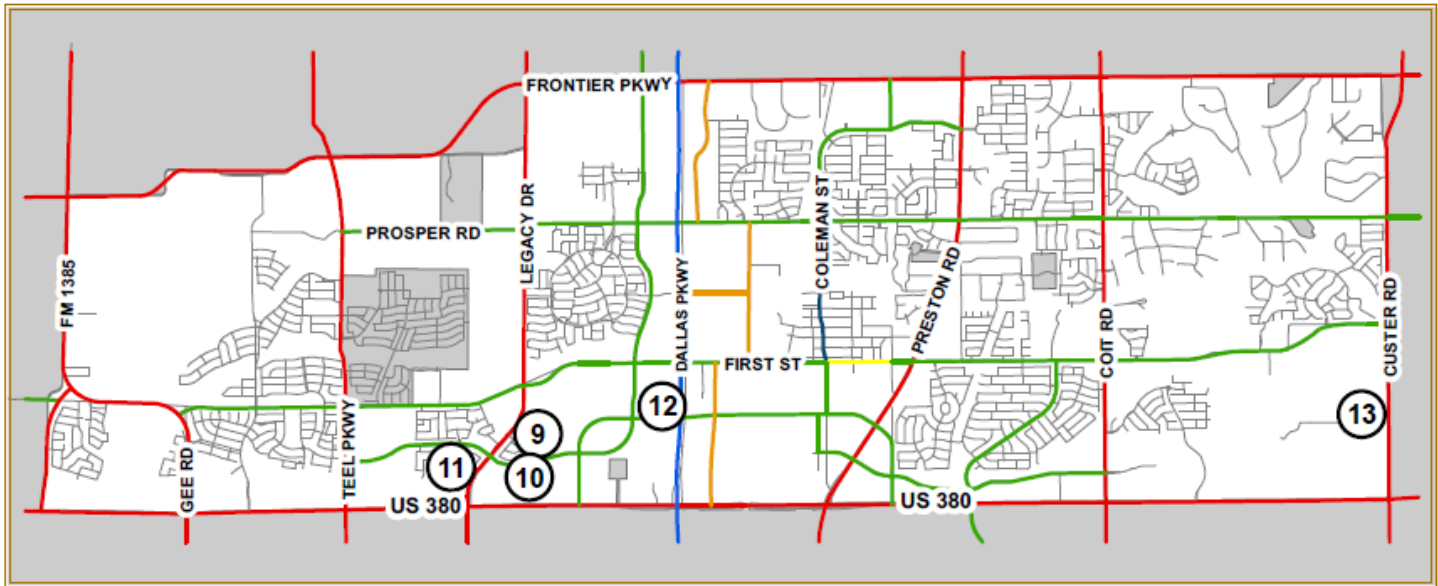
November 2020 Zoning and Development Applications



	Case Number	Project Title	Project Description
1	D20-0088	Rock Creek Church Temporary Buildings	A Site Plan for two (2) temporary buildings at Rock Creek Church, on 3.5± acres.
2	D20-0089	Bryant's 1st Addition, Block 14, Lot 1R-4R	A Replat for Bryant's 1st Addition, Block 14, Lot 1R-4R, for four (4) downtown single family residential lots, on 1.2± acres.
3	D20-0090	Murphy Express	A Site Plan for a convenience store with gas pumps, on 1.3± acres.
4	D20-0091	Gates of Prosper, Phase 1, Block C, Lot 2	A Final Plat for Gates of Prosper, Phase 1, Block C, Lot 2, on 1.3± acres.
5	D20-0092	Prosper United Methodist Church	A Site Plan for a house of worship, on 39.7± acres.
6	D20-0093	Prosper United Methodist Church, Block A, Lot 1	A Final Plat for Prosper United Methodist Church, Block A, Lot 1, on 39.7± acres.
7	D20-0094	Star Trail, Phases 10-18	A Preliminary Plat for Star Trail, Phases 10-18, for 628 single family residential lots, 28 HOA/Open space lots, and a public park, on 242.4± acres.
8	D20-0095	Prosper Business Park	A Revised Preliminary Site Plan for five (5) office/warehouse buildings, in Prosper Business Park, on 22.7± acres.

PLANNING

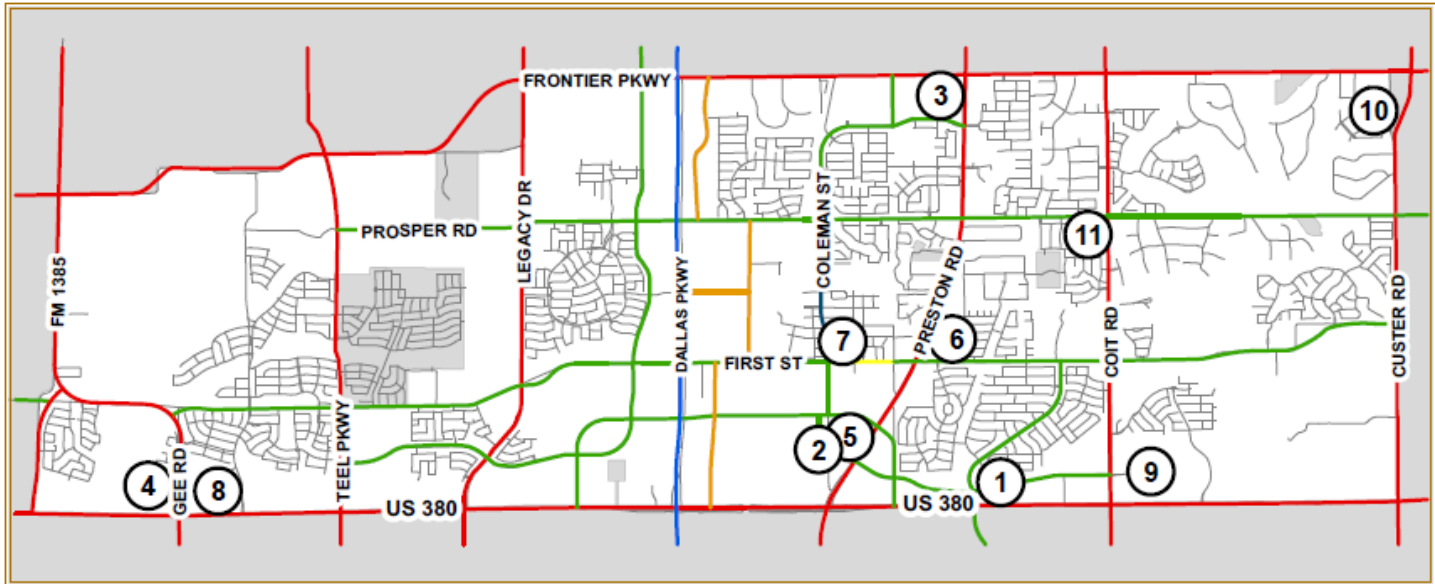
Zoning and Development Applications-Continued



	Case Number	Project Title	Project Description
9	D20-0096	Hills at Legacy, Phase 2	A Final Plat for Hills at Legacy, Phase 2, for 59 single family residential lots and one (1) HOA/open space lot, on 26.5± acres.
10	D20-0097	Greens at Legacy	A Final Plat for Greens at Legacy, for 104 single family residential lots and five (5) HOA/open space lots, on 25.7± acres.
11	D20-0098	Lakes at Legacy, Phase 3	A Preliminary Plat for Lakes at Legacy, Phase 3, for 64 single family residential lots and four (4) HOA/open space lots, on 26.5± acres.
12	S20-0002	Nelson Bros. Ready Mix Batch Plant	A request for an extension of a Specific Use Permit (SUP) for a Concrete Batching Plant, on 5.0± acres.
13	Z20-0020	North Dallas Cemetery	A request to rezone 58.1± acres, from Planned Development-86 (PD-86) to a Planned Development, to allow for a Cemetery and Funeral Home with Crematorium.

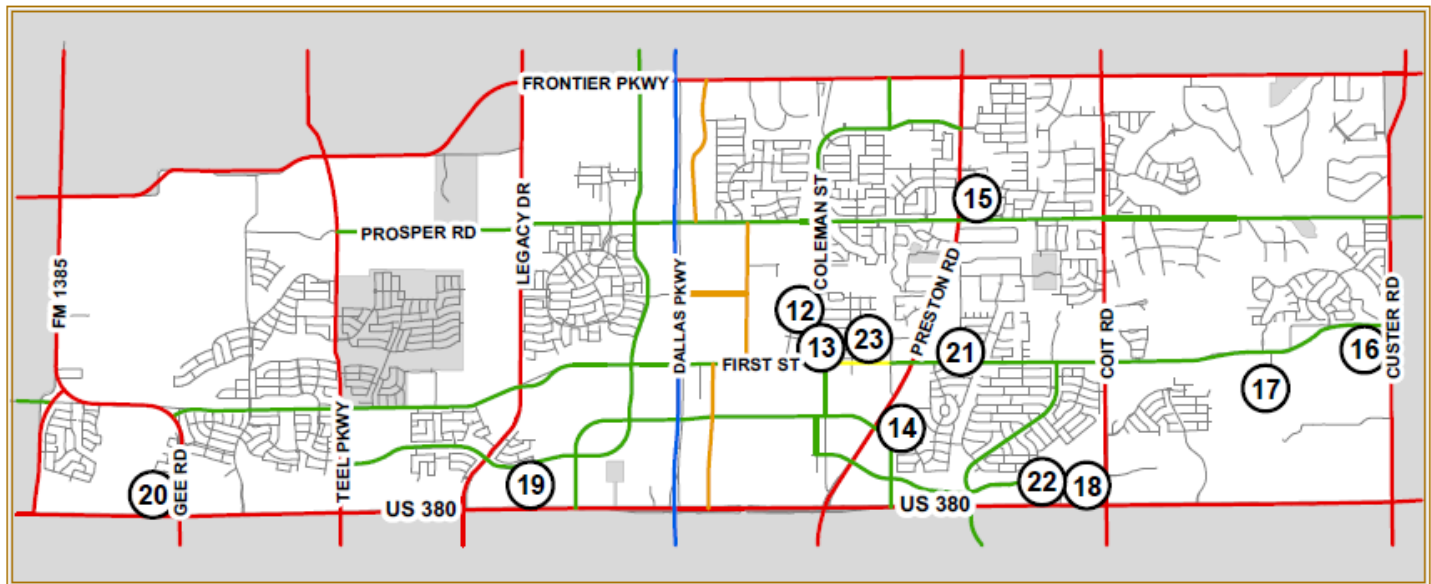
	November 2019	November 2020	YTD 2019	YTD 2020
Submittals	18	13	141	127

Shovel Ready—Non-Residential Project Status



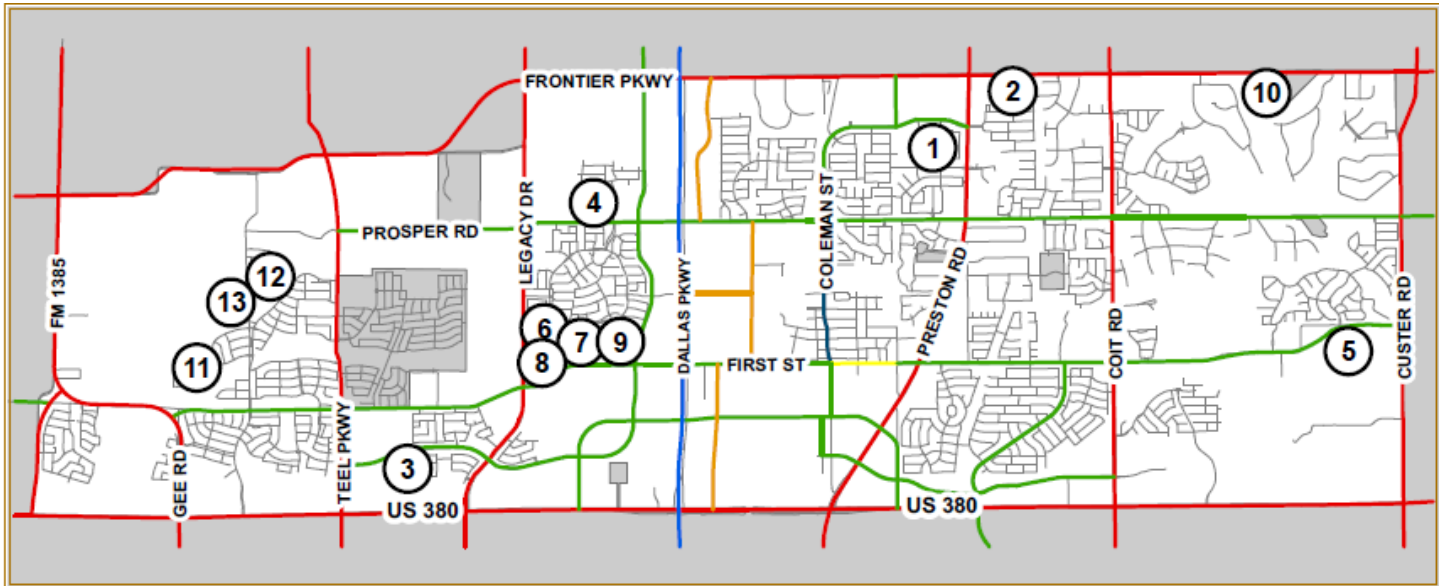
	Name	Location/ Address	Use	Status	Building Square Footage	Case #
1	Hunter Gateway	1481 East University Drive	Multi-tenant Building	Building permit approved Engineering—Civil plans under review Site Plan expires May 5, 2021	17,350	D19-0023
2	Gates of Prosper, Phase 2, Block A, Lot 5	860 South Preston 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 Released for infrastructure construction 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	The Home Depot	4450 West University Drive	Home Improvement Store	Building permit approved Engineering—Civil plans approved	105,229	D18-0094
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 under review 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

Shovel Ready—Non-Residential Project Status



	Name	Location/ Address	Use	Status	Building Square Footage	Case #
12	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
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	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
15	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
16	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
17	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
18	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
19	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
20	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
21	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
22	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
23	First Street Office	705 East First Street	Residential House Conversion	No building permit application Engineering—Civil plans under review Site Plan expires April 6, 2022	2,013	D20-0077
Total Building Square Footage Under Construction					1,267,986	

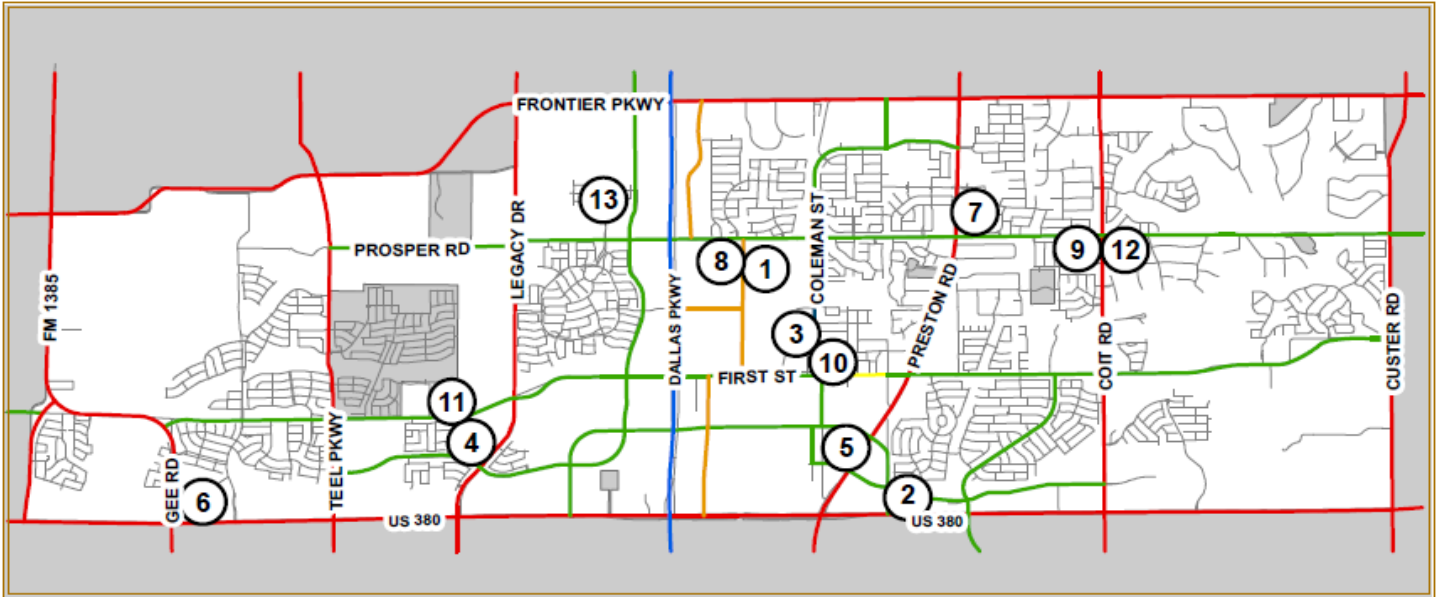
Under Construction & Shovel Ready—Residential Project Status



	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±	Engineering Plans Under Review	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	

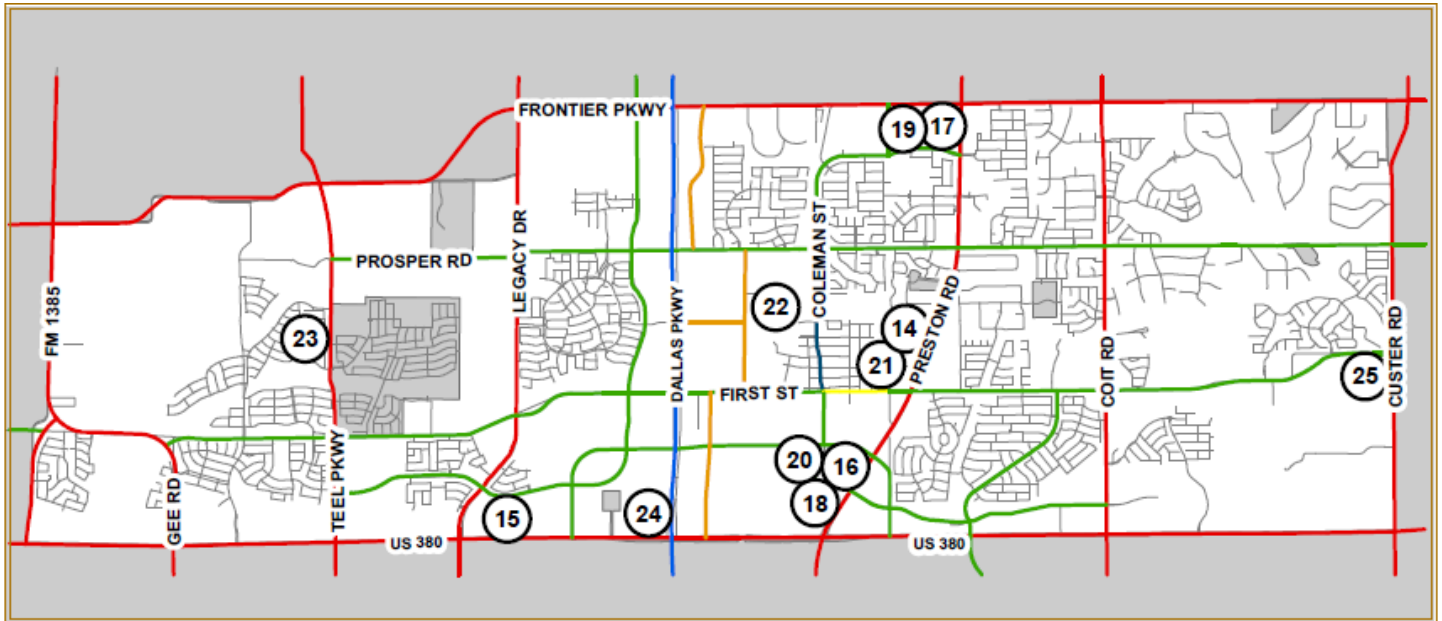
BUILDING INSPECTIONS

*Current Non-Residential Construction Activity—Total of 983,015 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	231,915	\$13,193,118
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	D20-0015	Kelly Clark Law Offices	603 East Broadway Street	2,853	\$100,000
22	D20-0032	Prosper Business Park, Phase 2	711 & 731 Industry Way	45,375	\$5,000,000
23	D20-0034	Bryant Elementary School	3830 Freeman Way	95,904	\$17,878,922
24	D20-0036	Children's Health Medical Office Building	1300 Childrens Way	30,592	\$14,329,065
25	D20-0045	Founders Academy of Prosper	4300 East First Street	77,843	\$5,000,000



1. All Storage

920 & 930 Cook Lane

Valuation – \$7,470,300

Square Footage – 201,900

Permit Issued – April 2, 2020



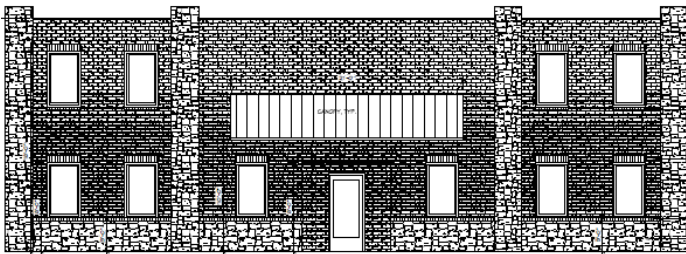
2. La Cima Crossing (Multi-tenant Building)

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

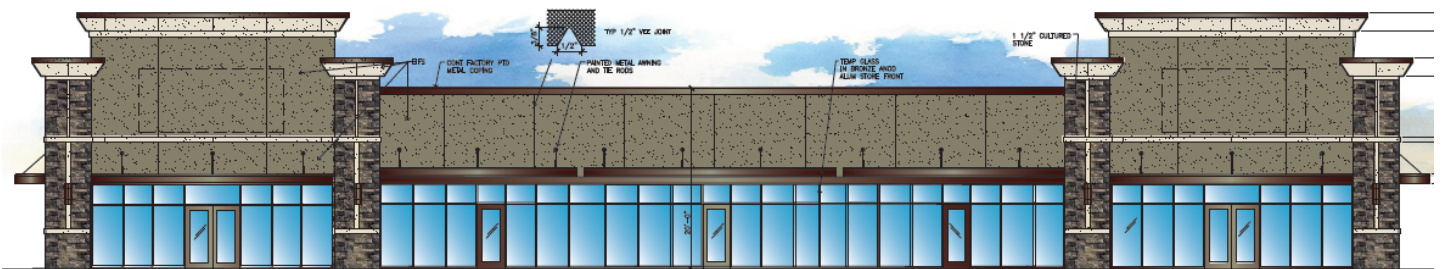
12. Whispering Farms Commercial

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)

900-1110 South Preston Road

Valuation – \$13,193,118

Square Footage – 231,915

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



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)

2720 Richland Boulevard

Valuation – \$2,000,000



21. Kelly Clark Law Offices Residential House to Office Conversion

603 East Broadway Street

Valuation – \$100,000

Square Footage – 2,853

Permit Issued – March 3, 2020



22. 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

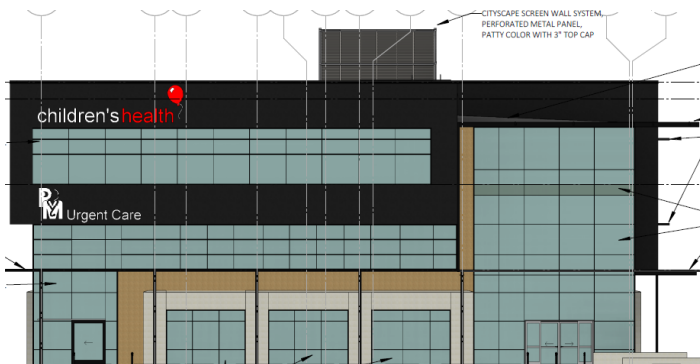
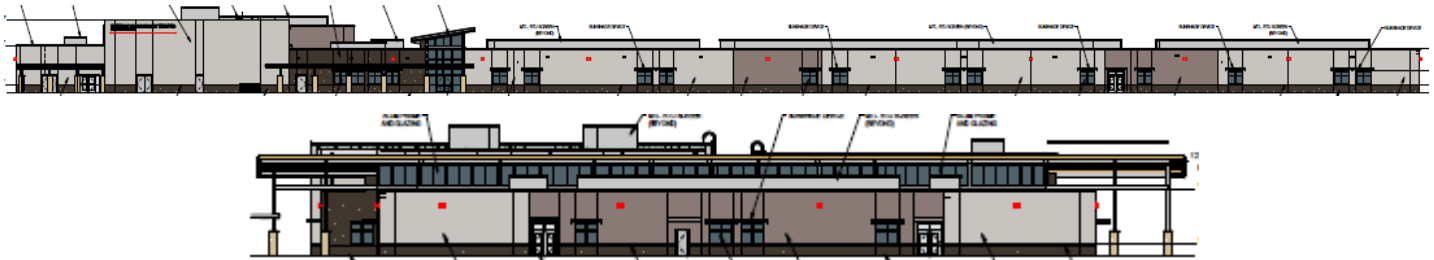
23. Bryant Elementary School

380 Freeman Way

Valuation – \$17,878,922

Square Footage – 95,904

Permit Issued – July 8, 2020



24. Children's Health

1300 Childrens Way

Valuation – \$14,329,065

Square Footage – 30,592

Permit Issued – September 30, 2020

Square Footage – 77,843



Single Family Permits YTD by Subdivision

	Builders	Permits Issued November 2020	Permits Issued YTD
Downtown Prosper	MLD Custom Homes	0	1
Falls at Prosper	Our Country Homes Harwood Homes Megatel Homes	10	41
Frontier Estates	Meritage Homes	0	25
Greenspoint	Dave R Williams Homes Eminence Designs	0	2
Hills at Legacy	Meritage Homes	6	61
Lakes at Legacy	Grand Texas Homes Shaddock Homes	13	59
Lakes of Prosper	Megatel Homes Beazer Homes	0	36
Lakewood	Britton Homes/Perry Homes Darling Homes Highland Homes Shaddock Homes Gehan Homes Toll Brothers	10	74
Legacy Garden	Risland Homes Drees Custom Homes	1	11
Parks at Legacy	Trendmaker Homes Pacesetter Homes Ashton Woods Homes Chesmar Homes Britton Homes/Perry Homes	8	59
Parkside	Highland Homes Drees Custom Homes American Legend Homes Huntington Homes	4	57
Preserve at Doe Creek	M/I Homes	0	16
Prosper Lake on Preston	Bloomfield Homes	10	47
Saddle Creek	JPA Development Hewitt Custom Homes Red Summit Construction	2	11

Single Family Permits YTD by Subdivision

	Builders	Permits Issued November 2020	Permits Issued YTD
Star Trail	American Legend Homes Highland Homes Toll Brothers Britton Homes/Perry Homes MHI—Plantation & Coventry Homes	27	212
Tanner's Mill	First Texas Homes Our Country Homes	7	29
Whitley Place	Westwind Building Corp Drees Custom Homes J Anthony Properties	1	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	33	212
Totals		132	959
	Builders	Permits Issued November 2020	Permits Issued YTD
Windsong Ranch Townhomes	Grenadier Homes	0	34
Totals		0	34

HEALTH & CODE COMPLIANCE

Health & Code Compliance Inspections, November 2020

	November 2019	November 2020	YTD 2019	YTD 2020
Code Compliance Inspections	172	172	1577	1633
Citations Issued	0	0	41	20
Health Inspections	54	49	611	535

Health Inspection Results, November 2020

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Windsong Ranch Café	Restaurant	1001 Windsong Parkway	80	Pass
Tiff's Treats	Restaurant	1070 South Preston Road, Suite 10	CO	Pass
Exxon Tiger Mart	Convenience Store	1099 Preston Road	90	Pass
Subway	Restaurant	1099 Preston Road	94	Pass
Wisk AM Eatery	Restaurant	111 South Preston Road, Suite 30	75	Pass
Smashburger	Restaurant	1111 South Preston Road, Suite 30	78	Pass
Salsa Tex Mex	Restaurant	1170 North Preston Road, Suite 190	70	Pass
Eddie Napolis Italian Restaurant	Restaurant	1450 North Preston Road, Suite 10	81	Pass
Panda Express	Restaurant	2251 East University Drive	94	Pass
Murphy Express	Convenience Store	2331 East University Drive	88	Pass
Nothing Bundt Cakes	Restaurant	2381 East University Drive, Suite 90	93	Pass
Gentle Creek Golf Club	Restaurant	3131 East Prosper Trail	84	Pass
McDonald's	Restaurant	4500 West University Drive	100	Pass
Hungry Platters	Restaurant	4740 West University Drive, Suite 90	76	Pass

Health Inspection Results—Continued

Business Name	Business Type	Address / Event Name	Score or Inspection	Pass/Fail
Menchie's Frozen Yogurt	Restaurant	4740 West University Drive, Suite 40	CO	Pass
Jack In The Box	Restaurant	4750 West University Drive	95	Pass
Texaco Eagles Nest	Convenience Store	640 North Preston Road	94	Pass
Eagles Nest Deli	Restaurant	640 North Preston Road	85	Pass
Ace Montessori Schools	Childcare	4770 West University Drive	99	Pass
Prosper Montessori Academy	Childcare	100 Gorgeous Road	88	Pass
Cockrell Elementary	School	1075 Escalante Trail	94	Pass
Trini Style Bake N' Shark Tings	Mobile Food Unit	380 West Broadway Street	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.